

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 01, 2019 9:01:08 PM
Last Modified: Friday, February 01, 2019 9:11:45 PM
Time Spent: 00:10:36
IP Address: 121.75.80.169

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kristy Prytherch

Page 4: Feedback

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

I'm concerned about putting more traffic on an already horrendously busy road!! This will only add to a huge problem that isnt anywhere near to being solved. There is already a lot of road noise and this will make it busier. Please think about how current residents of Shotover Country are already putting up with lack of forward planning. It doesn't need to be made worse!!!!

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: Friday, February 01, 2019 9:00:53 PM
Last Modified: Friday, February 01, 2019 9:12:15 PM
Time Spent: 00:11:22
IP Address: 121.75.80.169

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Leon Prytherch

Page 4: Feedback

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

I have serious concerns about this proposed development at laurel hills due to the extreme vehicle congestion on stalker road (and all of shotover country and the) at present. Please do not add any more houses/vehicles to the chaos that is present today, also the road noise is also already excessive and add in the already present plane noise I think enough is enough. I have lived in Queenstown for circa 30 years (and have kids here now) please don't ruin it anymore than it is now. I am happy to discuss further with the council.

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: Saturday, February 02, 2019 8:13:30 PM
Last Modified: Saturday, February 02, 2019 8:19:04 PM
Time Spent: 00:05:34
IP Address: 118.149.138.232

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Alessia Bibby

Page 4: Feedback

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

Just a big fat no thank you. The traffic is horrendous as it is.

There has been no increase in affordability with new development, just a few getting wealthier and greedier and most people struggling more and more.

QLDC please don't allow this to happen.

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, February 04, 2019 9:44:19 AM
Last Modified: Monday, February 04, 2019 9:53:11 AM
Time Spent: 00:08:52
IP Address: 210.55.20.210

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 Laurel Hills Special Housing Area here:

Strongly opposed. It would be a traffic disaster for the people of lake hayes estate/shotover country to have high density housing here. We are not allowed to drop children at school until 8:30 and then the ques are ridiculous to get out onto the main road (SH6 Shotover Country Roundabout). There is already increasing numbers of cars merging from Arrowtown, Dalefeld, Wanaka, Lake Hayes Estate and Cromwell and there is then 3 lanes merging into the exit to escape from Shotover Country. To allow this many sections above the bottom roundabout on Stalker road would give all the new traffic priority as no doubt would be a one for one car merge here whereas still being 3 for one merge just below at the first stalker road roundabout at the bottom of the hill. That would mean one car for every 6 for most of the people in Shotover country to get up the hill which then goes into a one for one car at the SH6 main roundabout (a one to 12 ratio). This would be misery! how are people meant to work a 40 hour week when we have to wait for the school and pre-schools to open before we can drop children off.

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: Tuesday, February 05, 2019 9:37:25 AM
Last Modified: Tuesday, February 05, 2019 9:42:46 AM
Time Spent: 00:05:20
IP Address: 125.237.253.102

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Claudia Salvetti

Page 4: Feedback

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

We moved to shotover country because it's family neighborhood appeal. Turns out that with 2 young kids, one about to start school - we are having issues with traffic every morning. It's becoming worse by the day and it's nearly impossible to get to work, in town, on time. On a daily basis I'm late to work. As a Queenstown resident, house owner, I do need to work and don't have the luxury to choose to have flexible hours. More houses do scary me as it does mean more cars, so I'm really unsure what it is been planned in order to avoid it.

I'm all for progress and building affordable houses, I work in baking with mortgages so I do know how hard it's for people to get into their first home. But infrastructure to support growth is a must! Please consider the current situation before going ahead. Kind regards
Claudia

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: Tuesday, February 05, 2019 9:44:06 AM
Last Modified: Tuesday, February 05, 2019 9:47:05 AM
Time Spent: 00:02:59
IP Address: 49.224.75.180

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Daniel Batkin

Page 4: Feedback

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

The traffic is bad enough getting out of shotover country at the moment and you considering adding to the congestion before you've sorted the issue out. No more development along Ladies Mile until the traffic issue is sorted!

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: Tuesday, February 05, 2019 9:45:25 AM
Last Modified: Tuesday, February 05, 2019 9:54:28 AM
Time Spent: 00:09:02
IP Address: 125.238.205.54

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Brandon

Page 4: Feedback

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

I'm completely opposed to this development. QT does not have sufficient infrastructure to support more and more housing developments. Stop building more shops, I.e. Kmart, this brings more staff to QT which need housing. This is the problem. The traffic around Shotover country, lake Hayes estate and quail rise is at breaking point. It's obvious that if more housing development occurs in this area that traffic will get worse. Every house has 2-3 cars, that's an incredible amount of extra traffic.

If you keep building more houses, more people will come to QT. People think more houses will solve overcrowding, it won't, there will always be overcrowding because people want to come to QT. More houses will result in more people still in overcrowded houses. It's so obvious. There's nothing you can do about house prices. It's supply v demand. I've explained above that increasing supply doesn't help and demand will always be high so unfortunately house prices are just going to be high because QT is a desirable place to live. Once again,

- stop building more and more houses, it won't solve overcrowding,
- stop building more and more shops, it brings more staff to QT which need housing.

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: Tuesday, February 05, 2019 9:54:03 AM
Last Modified: Tuesday, February 05, 2019 9:59:51 AM
Time Spent: 00:05:47
IP Address: 118.149.155.95

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Bryan Dominikovich

Page 4: Feedback

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

Everyone will say the same thing and that's why I dont understand the council are you all blind and deaf? Come and have a look at the traffic when we all have to go to work or drop kids off or better still come and live here. Sort it out first and then develop bot the other way round.

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: Tuesday, February 05, 2019 9:46:12 AM
Last Modified: Tuesday, February 05, 2019 10:00:43 AM
Time Spent: 00:14:31
IP Address: 121.75.212.236

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Joan Farres-Rabanal

Page 4: Feedback

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

Does any of the Council members live in the Shotover Country/LHE area? Haven't you seen how busy the road gets every morning? To those who argue that this is due to the roadworks, I am afraid this will keep happening once roadworks are finished.

Why is it so difficult to understand that the infrastructure in Queenstown can't cope with more developments? New houses everywhere, new hotel developments everywhere, approvals to build more and more, even the originally planned "commercial area" in Shotover Country has an approval for more housing? How ridiculous this is? And then if someone wants to build a residential flat in his property QLDC puts it down because of parking issues. You probably don't realise that it is very likely that more than one family lives in each of the houses because people rent their spare rooms. How do you account for the additional parking requirements in this scenarios? You can't and it's happening. This is a joke, honestly.

In my humble opinion, QLDC is destroying this beautiful place by allowing all these new subdivisions. We'll end up living in a soul-less place (if we haven't reached this point yet) where money will be the only driver of this place. Myself, as many others, fell in love of this place a few years ago when it was still pure. The changes in the last few years have completely destroyed this place. At least the mountain lovers can still go away, climb a mountain and forget about all this poor planning... it's money, money, money... always money!

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: Tuesday, February 05, 2019 10:01:42 AM
Last Modified: Tuesday, February 05, 2019 10:07:41 AM
Time Spent: 00:05:58
IP Address: 103.232.108.118

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Matt Tilley

Page 4: Feedback

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

Absolute madness to think this is going to work. The traffic assessment plan admits that this intersection on Stalker Road will NOT improve traffic and will operate in a 'congested environment' at peak times. The existing traffic issues need to be managed and improved before any consideration is given to adding to the volume of vehicles on the roads.

I am firmly against this development until QLDC and NZTA pull their heads out and actively look to improve the transport management of this area.

Jim Boulton himself has said no development should be going ahead around this area until the networks are improved, yet, here is a plan to develop 150 properties in an area currently gridlocked through over-development.

Surely this cannot be granted consent!

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: Tuesday, February 05, 2019 10:11:18 AM
Last Modified: Tuesday, February 05, 2019 10:12:41 AM
Time Spent: 00:01:22
IP Address: 125.238.205.54

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Emma Purdue

Page 4: Feedback

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

There is a massive traffic issue already out this way.
The Shotover stalker rd exit, CANNOT handle any more traffic.

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: Tuesday, February 05, 2019 10:12:17 AM
Last Modified: Tuesday, February 05, 2019 10:22:00 AM
Time Spent: 00:09:42
IP Address: 122.56.207.209

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Emma Black

Page 4: Feedback

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

As a family who have been here for a number of years, we have genuine concerns about the proposed new development.

Our concerns include:

- how will the local schools cope with more families at a point where they are almost at full capacity already
- safety of the roads as they are already dangerous
- traffic congestion
- resources including power, water and other necessary infrastructure
- damage to the environment

Whilst we are not opposed to the general growth of the area, it does seem like we are trying to fix problems that only exist because of lack of planning. The real reasons we have what seems to be housing issues are that we seem to keep allowing additional growth, which does lead to additional jobs yes, but as a community we do not need more development such as a Bunnings, any more supermarkets or other retail shops.

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, February 05, 2019 10:27:12 AM
Last Modified: Tuesday, February 05, 2019 10:28:04 AM
Time Spent: 00:00:51
IP Address: 119.224.37.175

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Andrew Scalas

Page 4: Feedback

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

I live in Shotover Country and it takes me 45 minutes to travel 5 kms. DO NOT build until you fix the traffic problem!!!! Come on!

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, February 05, 2019 10:29:23 AM
Last Modified: Tuesday, February 05, 2019 10:31:22 AM
Time Spent: 00:01:59
IP Address: 203.100.222.200

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Simon Hankins

Page 4: Feedback

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

There is no way in hell that Stalker Rd will be able to handle that amount of morning and evening traffic. That is utterly ridiculous. Sort the bloody parking and road issues first in Shotover Country!!!! Greed, greed and more fucking greed!!!

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: Tuesday, February 05, 2019 10:30:06 AM
Last Modified: Tuesday, February 05, 2019 10:34:14 AM
Time Spent: 00:04:08
IP Address: 222.152.70.217

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Helen Watson

Page 4: Feedback

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

I believe it's madness. Stalker Road is barely coping during peak time as it is and with this size development added to the already congested road it will be a nightmare for all who have built here...

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: Tuesday, February 05, 2019 10:35:48 AM
Last Modified: Tuesday, February 05, 2019 10:41:51 AM
Time Spent: 00:06:02
IP Address: 125.238.206.78

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kate Batkin

Page 4: Feedback

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

My feedback is that this proposal is ridiculous given the pressure on traffic congestion currently in the Shotover Country subdivision. That the traffic engineer Jason Bartlett considers there to be minimal disruption by adding another 160 houses to an already stressed transport network is laughable. I would hope he had come down from Auckland to experience 7-9am traffic trying to exit onto SH6.

Will there be restrictions on building home & unit? As this was not foreseen at Shotover Country and with many properties now building home & income this adds additional vehicles to the network.

I would be in support of such a proposal given the stress on housing stock currently; and the need for properties for our working population; however not at the expense of proper infrastructure being developed first!

Jim Boulton talked about sorting out the traffic issues - how come he has supported this proposal to go forward.... this is not going to help the traffic woes!

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: Tuesday, February 05, 2019 10:53:29 AM
Last Modified: Tuesday, February 05, 2019 10:57:36 AM
Time Spent: 00:04:07
IP Address: 121.75.80.218

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Rachel Land

Page 4: Feedback

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

I am deeply concerned about the impact of an additional 156 homes on the already congested morning traffic on Stalker Rd. Shotover Country is already a classic example of poor traffic planning on the part of developers; the last thing we need are an additional 300+ cars joining the existing 20+ minute traffic jam to get onto SH6 between 7.30 & 9am.

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)
Started: Tuesday, February 05, 2019 10:54:35 AM
Last Modified: Tuesday, February 05, 2019 11:07:51 AM
Time Spent: 00:13:16
IP Address: 121.75.80.218

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Steve Farquharson

Page 4: Feedback

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

Concerned about the impact this is going to have on the already struggling roads in Shotover Country.

At the moment there are approximately 3 to 4 cars per house down here and you want to build 156 more so that would be an extra 350 cars all try to get out of one road. Crazy.

What we were promised at the beginning of building here and what we got are two different things...

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: Tuesday, February 05, 2019 11:25:22 AM
Last Modified: Tuesday, February 05, 2019 11:31:08 AM
Time Spent: 00:05:46
IP Address: 125.236.207.11

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Dalice McGregor

Page 4: Feedback

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

Without recognising, addressing, and mitigating the current and future traffic issues (number of cars, traffic flow, road works, speed limits, bus services) this development should not proceed. It currently takes 25 minutes just to get out of Shotover Country to the stalker road roundabout at peak times. We will suffer even more with an additional 150 houses with what could be 600 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

#21

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 11:29:27 AM
Last Modified: Tuesday, February 05, 2019 11:41:50 AM
Time Spent: 00:12:22
IP Address: 115.69.168.74

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Matthew Parker

Page 4: Feedback

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

I oppose the Laurel Hills Special Housing Area application. It is abundantly clear that our roading infrastructure cannot cope with the existing load from the still unfinished Shotover Country development. Adding another area of housing that is accessed from Stalker Road will most definitely have an impact on traffic flows.

Distributing further development around the Wakatipu Basin is myopic. Development should be concentrated in Queenstown and Frankton, reducing the requirement for commuter traffic as employees travel to work. Adding more houses on this side of the Shotover Bridge will only hasten the need for upgrading that bridge.

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: Tuesday, February 05, 2019 11:41:21 AM
Last Modified: Tuesday, February 05, 2019 12:01:27 PM
Time Spent: 00:20:06
IP Address: 222.152.80.98

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jude Gardner

Page 4: Feedback

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

I am very opposed to this proposal! After the meeting at the Shotover School I distinctly heard the mayor saying he was opposed to any more development in this area until the roading problem was addressed!

This hasn't happened as yet and the traffic continues to be diabolical!

It only takes a car accident to gridlock traffic for hours!

The School is at capacity and they are already having to use more green spaces which children should be playing on, to build extra classrooms!!

Where are the children from this new housing area going to attend school?

Lack of planning here.

The traffic on Stalker Road is already at a standstill and there seems to be no thought about what can be done to fix this.

Putting another housing area off Stalker Road would make the whole situation unbearable!!

The planners have allowed extra housing to be developed near/ on Florence Park... I thought a shop/ cafe was the only building proposed here.... Now we are losing another green space!! Not happy about the extra houses here either..even more traffic!!!!

The parking is terrible and cars are parked over verges/ footpaths etc.. Because there isn't enough parking on the streets.

If they took out the triangle grass areas next to the parking spaces maybe you might get 2 cars parking instead of 1.5?!

I can see the whole area turning into a ghetto where nobody will want to live!

I am very opposed to this new proposal!

Laurel Hills 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

#23

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 11:58:30 AM
Last Modified: Tuesday, February 05, 2019 12:04:54 PM
Time Spent: 00:06:24
IP Address: 122.56.234.224

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Rebecca Machej

Page 4: Feedback

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

This proposal will have a serious negative impact on residents of Shotover Country and LHE, as well as commuters from further afield, due to catastrophically compounding the current traffic issues in this area. No more subdivisions should be given the green light before the current dire traffic issue is resolved and appropriate roading infrastructure must already be in place before any new development construction starts.

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: Tuesday, February 05, 2019 11:34:33 AM
Last Modified: Tuesday, February 05, 2019 12:09:52 PM
Time Spent: 00:35:19
IP Address: 49.224.107.45

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Donna Johnston

Page 4: Feedback

Laurel Hills Proposed Special Housing Area

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

I am an owner occupier in Shotover Country and have been for over 2 years. The traffic in the mornings has got progressively worse since moving in, due to the increase of houses built as each stage has progressed. There are still houses in the subdivision which have not yet been completed and in turn will add to the already congested traffic in the mornings once those occupiers move into their completed dwellings.

As I'm sure you are aware, the traffic is horrendous along Ladies Mile also during the mornings and merging at the Shotover Country roundabout with SH traffic, Shotover traffic and Dalefield traffic is an absolute ball ache. Delays of up to 40mins in the morning for what is normally for me a 5 minute commute to work (Glenda Drive) is ridiculous. Some mornings if you were to take a birds eye view of Shotover Country, you would see cars lined up in each and every street or "vein" all the way down past the school to who knows where it ends at the bottom of Stalker Road.

Commuters are already worried about what it's going to look like if/when proposed Ladies Mile subdivision/s go ahead, and now with this proposed subdivision off Stalker Road, how on earth is the traffic going to work then? It's going to be gridlocked something ridiculous, commuters will lose patience and I can only imagine road rage, accidents, and more will follow. Not to mention the increase of influx of visitors.... what will it look like when ski season hits again and then you add that traffic into the mix heading up the mountains in the mornings??? Something seriously needs to be done in terms of roading before developers are allowed to look at capitalising further. Access onto an already congested Stalker Road is preposterous, perhaps a slip road onto SH is a better idea? However something further with the roading needs to be addressed first. Perhaps double lanes all the way along Ladies Mile SH instead of creating a bottle neck of single to double and back to single again. Another bridge perhaps across Shotover River to handle the hundreds of thousands of additional cars driven by locals, tourists, VISA holders etc which continues to increase year after year. One bridge one way and the other bridge heading in the other direction? More and more people are living away from the CBD so this issue is just going to get worse before it gets better. Government really needs to step in here and assist QLDC with funding. Queenstown is why the majority of tourists and VISA workers come to NZ and Tourism NZ continue to try and increase those numbers. So they can't just leave us to fend for ourselves and cope with the record number of tourists year after year who continue to push our infrastructure to its limits. With a local population of circa 40k, and record million numbers of visitors year after year the numbers are very skewed and somethings got to give!!!

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: Tuesday, February 05, 2019 12:13:26 PM
Last Modified: Tuesday, February 05, 2019 12:14:10 PM
Time Spent: 00:00:44
IP Address: 202.49.80.73

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Victoria Delport

Page 4: Feedback

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

Please do not go ahead 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

#26

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 12:15:45 PM
Last Modified: Tuesday, February 05, 2019 12:26:22 PM
Time Spent: 00:10:37
IP Address: 203.118.155.214

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Cherie Campbell

Page 4: Feedback

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

As a resident of Shotover Country, it worries me that more vehicles will be added to our already peak time traffic. Most days equates to peak traffic coming out of the subdivision to a 20 min trip to take 4km to my workplace in Glenda drive (up to 15 of those mins is exiting Banbury Terrace and travelling to the Stalker Road/Ladies Mile Roundabout.

With numerous multi dwellings in Shotover Country(increasing a 2 car dwelling up to 7 or more cars) to add more traffic to our already congested subdivision roads would create many issues.

Pressure has been added to congestion from the roadworks being done at the bottom of Quali Rise however we already had significant congestion before those roadworks began.

I would be deeply disappointed in the Council if you decide to let the new housing area be built. We do not need more housing - we need a cut down on Air bnbs - this is what is affecting housing stock. We have plenty of houses - they are just not being used to home those that need housing.

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, February 05, 2019 12:28:28 PM
Last Modified: Tuesday, February 05, 2019 12:31:31 PM
Time Spent: 00:03:03
IP Address: 122.56.209.102

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Aimee Fitz-Gerald

Page 4: Feedback

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

I would be concerned with the level of traffic in the area, especially as the proposed sites are high density and there is already issues in the area. They should have their own exit/entrance to reduce the further congestion.

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: Tuesday, February 05, 2019 12:34:37 PM
Last Modified: Tuesday, February 05, 2019 12:36:39 PM
Time Spent: 00:02:01
IP Address: 49.224.73.80

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Ivan Bozikovic

Page 4: Feedback

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

I completely disagree with this project. Shotover country is already a very congested area and traffic is a big issue. Adding another large amount of house will only have a bad impact in everyone's life style and compromise the reason why we moved here on the first place

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: Tuesday, February 05, 2019 12:33:41 PM
Last Modified: Tuesday, February 05, 2019 12:37:52 PM
Time Spent: 00:04:10
IP Address: 49.224.127.208

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Chole MacMillan Wise

Page 4: Feedback

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

I don't think it's a good idea to add more housing to an already congested area. Housing prices are so higher that people are being packed into a house to afford the rent/mortgage therefor putting more strain on utilities and roads because the number of people living there weren't considered in the plans.

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: Tuesday, February 05, 2019 12:46:55 PM
Last Modified: Tuesday, February 05, 2019 12:49:32 PM
Time Spent: 00:02:36
IP Address: 103.232.108.118

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Claire Woodbury

Page 4: Feedback

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

I don't understand how the access can work if it is through the Stalker Road entry into Shotover Country. The traffic in the morning is terrible now, it can take over 20 minutes for the bus (from LHE through to Frankton) to get from the stop opposite the school to the roundabout. This is not acceptable and this will only get worse if there is more development in Shotover Country.

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: Tuesday, February 05, 2019 12:22:01 PM
Last Modified: Tuesday, February 05, 2019 12:50:33 PM
Time Spent: 00:28:31
IP Address: 125.236.237.204

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Chris Rae

Page 4: Feedback

Laurel Hills Proposed Special Housing Area

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

Giddyay folks!

It looks like the numbers used in these supporting documents are plainly ridiculous, below is a fine example where they claim that at rush hour, this new subdivision will account for a grand total of 8 vehicle movements.

160 lots, 8 vehicle movements.

What a wonderful world that must be to live in.

The Shotover Country website claims there are 800-900 lots in Shotover Country (<http://www.shotovercountry.com/faqs/>)

Lets call it 900.

If these documents are to be believed, there are 45 vehicle movements (900×0.05) during rush hour in Shotover Country.

Fourty Five.

I welcome anyone to visit Shotover Country or Lake Hayes Estate during either the morning or evening rush hour and see how far from reality these figures are.

If the supporting documents for this subdivision are to be believed, this new development will be fantastic and will have close to zero impact.

Reference:

From this supporting document: Transport Assessment Peer Review - Novo Group

Predicted Development Traffic Generation

7. The predicted traffic generation set out in the TA uses survey data from another residential development in Queenstown and this is considered appropriate. It is noted that the WSP / Opus report included traffic generation estimates from the Shotover Country and Lake Hayes estates. These rates differ from those used in the TA as the WSP / Opus traffic generation rate per unit per hour is lower in the AM and higher in the PM1 . However, the additional traffic that may be generated in the PM peak hour is 0.05 vehicles per dwelling (8 vehicle movements when applied to the 160 lots) and in this instance is sufficiently small as to not be considered material.

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

#32

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 12:09:24 PM
Last Modified: Tuesday, February 05, 2019 12:51:57 PM
Time Spent: 00:42:33
IP Address: 49.224.104.58

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Lyndal Brunt

Page 4: Feedback

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

45 min to an hour to get into town or Frankton is NOT acceptable. Nor is it safe for emergency services!!!

You have a perfectly good road which is used for gravel trucks alongside the sewage ponds but still comes out by the airport that could significantly help road congestion - why is this not being used???? Who owns this road and has the rights to it???

Totally against any further development which will cause huge issues on our roads.

Thanks

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

#33

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 12:59:14 PM
Last Modified: Tuesday, February 05, 2019 1:00:48 PM
Time Spent: 00:01:33
IP Address: 122.56.209.240

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Shane Hancock

Page 4: Feedback

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

Need another bridge and dual twin lanes from lake hayes to qtown central.

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

#34

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 12:51:33 PM
Last Modified: Tuesday, February 05, 2019 1:03:45 PM
Time Spent: 00:12:11
IP Address: 115.188.57.48

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Camille Khouri

Page 4: Feedback

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

We are currently building our own home in Shotover Country while renting in Lake Hayes Estate. I am concerned about the issue of traffic entering and existing Shotover Country at rush hour each morning and evening and how that will be exacerbated by the housing development. My kids attend Shotover Primary and the lines of traffic often reach right down to the school. Before the population of the area is increased, the roads need to be fixed and a viable public transport option added. The bus is not a viable option at the moment as it just sits in the same traffic as the cars and also, the majority of people are trying to reach town and have to change buses at Frankton, which for some is a major barrier as it wastes time and means extra effort. Without these problems being fixed, I strongly oppose more houses in Shotover Country. The area would be better used as a park and cafe/ store offering, similar to Lake Hayes Estate.

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

#35

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 1:04:45 PM
Last Modified: Tuesday, February 05, 2019 1:07:05 PM
Time Spent: 00:02:20
IP Address: 125.239.134.246

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jayna Mackley

Page 4: Feedback

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

Ladies mile can not cope with any additional housing developments at this stage. We are under pressure and the traffic is becoming unbearable. The community is screaming for a solution and we need to fix this before ANY development can ever be approved. I've read the transport plan in detail and the fundamental issue is that SH6 can not cope with the traffic. Listen to the community and stop 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

#36

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 1:06:35 PM
Last Modified: Tuesday, February 05, 2019 1:18:03 PM
Time Spent: 00:11:28
IP Address: 222.152.65.250

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Justine Farquharson

Page 4: Feedback

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

How can we add 156 sections/houses to this area, at this stage when the congested traffic causes issues and the water forum addressed issues with development. We have a chance to pause the growth and plan our town for the future not for the now! We have to look at worker accommodation with affordable rent and close to town and Frankton. A no car required for the young barista or chef who can afford rent and Ben within walking distance of work. At this stage we cannot add more to an already overcrowded area as far as renters go. A three bedroom house has up to 6 people living there and all come with cars. Define accommodation areas in the district for a distinct purposes. Ask the community and the employers and employees of Queenstown across all generations and incomes what works best for the future. At this stage 156 houses in this particular area is not what the district needs.

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

#37

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 1:19:29 PM
Last Modified: Tuesday, February 05, 2019 1:21:16 PM
Time Spent: 00:01:47
IP Address: 118.149.240.175

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Carl Lewis

Page 4: Feedback

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

This is terrible planning! Plan for the further not now... the current access is terrible and with this proposed plan it will be made even worse.

This is not fair and not a good look.

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

#38

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 12:25:00 PM
Last Modified: Tuesday, February 05, 2019 1:26:44 PM
Time Spent: 01:01:43
IP Address: 203.173.150.98

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Richard Bayley

Page 4: Feedback

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

There's already way too much traffic pouring in and out of LHE and Shotover Country without adding another potential 300 vehicles (two or so per dwelling) into the mix. Queenstown's roads are already way too congested during daylight hours and there's already more than enough pressure on our infrastructure let alone the environment. Queenstown desperately needs a 5-10 year rest from any more major housing/hotel developments to let infrastructure catch up to meet current needs.

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

#39

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 1:36:51 PM
Last Modified: Tuesday, February 05, 2019 1:48:37 PM
Time Spent: 00:11:45
IP Address: 121.75.81.178

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Nicola Kathryn Price

Page 4: Feedback

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

As a resident in Shotover country I would like to voice my objection to more houses being approved that need to exit Shotover country via stalker road roundabout. Currently the rush hour waits in this area are already unacceptable so adding extra congestion should be avoided at all costs.

Due to daycare start times and work start times and location I have no other option but to travel at rush hour by car and know that new housing in the area would also have family or flatmate members requiring travel at peak periods which would add to already overloaded roading. This needs to be addressed before additional congestion is approved.

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

#40

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 11:55:39 AM
Last Modified: Tuesday, February 05, 2019 1:49:02 PM
Time Spent: 01:53:22
IP Address: 125.236.192.101

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Debbie Bergin

Page 4: Feedback

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

My primary concern is the increased volumes of traffic congestion that's already at capacity between 7.15 - 9.15am on weekdays. Not only is Stalker Rd banked up down past the primary school, but side roads feeding into Stalker Rd are now backed up during this time. Adding Laurel Hills'156 houses with at least 2 cars per house will make the congestion untenable. We need to also consider the fact that the school is still growing, and students from Shotover Country, Lake Hayes Estate and elsewhere further afield are being dropped off as parents go to work. Does this factor into the modelling being done? We have a child at SPS and with morning commute leaving time inflexible, I am finding it difficult to get to work on time. Until NZTA address the wider traffic problems i.e. all vehicles funnelling from 2 lanes to 1 to get over Shotover bridge, I am strongly opposed to Laurel Hills subdivision going 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

#41

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 2:01:28 PM
Last Modified: Tuesday, February 05, 2019 2:08:06 PM
Time Spent: 00:06:38
IP Address: 103.232.108.118

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Gemma Hall

Page 4: Feedback

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

It doesn't look like any consideration has been made regarding current traffic / parking issues in the area. Unless the issues are sorted prior to this going ahead then you will just be increasing the traffic on roads that are already unable to deal with the current congestion. The calculations given do not make sense. Will these be yet more properties that are second homes for people and rented out? If so then the parking needs to have strong consideration too.

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

#42

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 2:05:04 PM
Last Modified: Tuesday, February 05, 2019 2:15:03 PM
Time Spent: 00:09:59
IP Address: 125.238.207.40

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Fiona Peat

Page 4: Feedback

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

I am opposed to Laurel Hills on the basis that it will further increase the numbers of cars on the roads at peak times.

Congestion with the current number of residents commuting in the mornings is already causing disruption and major delays.

It also seems that the formula used for calculating the Impact of Laurel Hills is inherently flawed. I cannot comprehend how a 160 lot development will only generate 8 car movements?

This discussion regarding cars on the road also highlights the lack of efficient and user friendly public transport from Shotover Country. There are no additional peak time services, express routes directly to Queenstown or bus lanes.

Perhaps the road system could handle more cars if these measures were already in place but they aren't even in the pipeline.

The current infrastructure needs to be coping with the still growing population before adding further numbers to the equation.

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

#43

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 1:31:09 PM
Last Modified: Tuesday, February 05, 2019 2:43:46 PM
Time Spent: 01:12:37
IP Address: 203.109.151.109

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Andrew Morris

Page 4: Feedback

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

The access point is inappropriate on a relatively steep south facing slope of a arterial road with other intersections nearby. There will likely be many winter accidents at this place as there are already winter accidents on this stretch of road without the proposed new intersection. Any significant snow event I believe you could nearly guarantee there will be a car trying to turn right that will cause a crash with uphill traffic.

Yes the queues may get a bit better once the Tucker Beach intersection underpass is complete but there are still many more sections in Shotover Country that don't have title or houses on yet so once they are all built traffic congestion will be similar to the current state. Another 160+ very tightly packed dwellings in the middle of the congestion will be a significant nuisance.

Also the green space corridor adjacent to the main road appears very limited in width further destroying the natural landscape amenity as you drive into Qtn.

Based on the above I don't support the application in it's current state.

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

#44

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 2:42:18 PM
Last Modified: Tuesday, February 05, 2019 2:44:05 PM
Time Spent: 00:01:46
IP Address: 103.37.205.222

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jacques Olivier

Page 4: Feedback

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

Don't think this is a good idea as we are barley coping with the traffic as it is.
This will just compound our existing issue.

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

#45

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 2:37:32 PM
Last Modified: Tuesday, February 05, 2019 2:50:54 PM
Time Spent: 00:13:21
IP Address: 222.154.233.208

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Anne Withington

Page 4: Feedback

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

I live right near the first roundabout on Stalker Road and every morning I see the lineup of vehicles from 715am until 930am trying to exit onto Ladies Mile. Why on earth would anyone consider putting more vehicles onto this road. No one will be able to get around the roundabout.

Also no safe pedestrian path or cycle lane.

Do a survey of how many vehicles are at each property. I live opposite three properties that have between 4 and seven vehicles at each property. A quick look around the other streets in the subdivision shows the same story.

The streets have insufficient parking as do the properties and they are too narrow. It is actually dangerous to be on the street at peak times.

Have a look at how scruffy and squashed the community housing area in Shotover Country is.

Why can't the Old School road be utilised. Even as a one way exit from the subdivision.

We've just had a meeting about transport in the area and we're told that we need to get people out of cars. No point in more buses because they get stuck in the traffic and not safe to cycle.

We need to put a stop on housing development until we have sufficient supporting infrastructure.

Laurel Hills 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

#46

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 3:05:32 PM
Last Modified: Tuesday, February 05, 2019 3:10:07 PM
Time Spent: 00:04:34
IP Address: 111.69.52.154

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Melissa Bradley

Page 4: Feedback

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

Don't do it. An alternative access needs to be made other than Stalker Road. It will be a complete nightmare

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

#47

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 3:40:33 PM
Last Modified: Tuesday, February 05, 2019 3:43:42 PM
Time Spent: 00:03:08
IP Address: 203.118.173.198

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Ann-Marie Longthorn

Page 4: Feedback

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

There is no where near enough infrastructure to support yet more house within the Shotover Country/Laurel hills area. The traffics is already jammed coming out of that road and on the main highway- to add to this is madness. The current proposal for height restrictions is prohibitive to residents already living in the area and will negatively impact on their homes and the value of their properties. Not enough care has been put into how to get the vast number of vehicles out of Stalker road and it's inconceivable to add to 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

#48

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 3:47:35 PM
Last Modified: Tuesday, February 05, 2019 3:52:38 PM
Time Spent: 00:05:02
IP Address: 222.152.87.145

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Louise Powell

Page 4: Feedback

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

I believe that until the roading system is upgraded significantly to absorb the current road congestion, no further developments should be granted. The current upgrade to Tucker's Beach Road/SH6 will have no effect on decreasing the traffic congestion in SC and SH6 at peak times. Even The Mayor has said there will be no further development until these issues are fixed.

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

#49

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 3:41:28 PM
Last Modified: Tuesday, February 05, 2019 4:01:53 PM
Time Spent: 00:20:24
IP Address: 219.89.213.123

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Amy-Joy Scalas

Page 4: Feedback

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

Given the current rush hour congestion on Stalker Road trying to join the SH6, it would be ridiculous to consider a new development of this size before significant improvements are made to the current situation. The enclosed documents even admit that there is a problem here that this will contribute to. Max's way is at the top of the bottle neck and extra pressure on here will have a ripple affect down to everyone else already affected by this. By being at the top, the Laurel Hills area would be the least affected also - every single current Shotover Country resident will be negatively affected by this extra traffic. It is unfair to add new traffic in at this point, adding to the congestion, yet skipping the queue. I am very concerned that more housing is planned when the infrastructure just isn't in place.

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

#50

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 4:15:18 PM
Last Modified: Tuesday, February 05, 2019 4:17:53 PM
Time Spent: 00:02:35
IP Address: 150.107.172.10

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Lila boniface

Page 4: Feedback

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

Area and roads congested as it is! when will the madness end, not a nice place to live anymore.

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

#51

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 4:52:19 PM
Last Modified: Tuesday, February 05, 2019 4:57:05 PM
Time Spent: 00:04:45
IP Address: 203.118.148.204

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Tania Hurndell

Page 4: Feedback

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

It seriously concerns me that another subdivision would be considered for an area that has already been summarized as having a traffic nightmare that is at near breaking point. There simply is no way that the current reading can cope with this level of construction traffic, let alone more residential growth. If this subdivision developer is responsible for majorly contributing to new roading and infrastructure as a requirement of it being granted then the community might be on board for this growth. But we have seen from our water problems that allowing developers to control our destiny is not the way forward.

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

#52

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 4:50:26 PM
Last Modified: Tuesday, February 05, 2019 5:00:21 PM
Time Spent: 00:09:55
IP Address: 222.152.70.230

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Dee Robinson

Page 4: Feedback

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

I am very concerned at the prospect of more traffic pressure on Stalker Road. The roading infrastructure into and out of Frankton and Queenstown is already woefully inadequate and the extra pressure on the system will have a significant impact on the existing residents.

Realistically each house is likely to have at least 2 cars, and if they are rentals then more likely 3-4cars, and these will be added to existing traffic on stalker road and the roundabout/shotover bridge.

The shotover bridge is already nearing its capacity and is the only access over the river.

Whilst I'm sure it will be argued that these residents should/will be using public transport, the reality is likely very different and the potential impact to already overcrowded roads and bridges (and frustrated rate payers) is significant.

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

#53

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 4:13:33 PM
Last Modified: Tuesday, February 05, 2019 5:06:00 PM
Time Spent: 00:52:26
IP Address: 122.62.248.91

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

George Carvet

Page 4: Feedback

Laurel Hills Proposed Special Housing Area

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

I have serious concerns about the additional congestion that will be added to an already gridlocked road if this development is to proceed without significant improvements to the road and wider transport network.

Exiting Shotover Country can already take an unacceptable 30+ minutes if using Stalker Road (traffic backs up to school - and is impeded by the roundabouts between the school and the highway resulting in lengthy delays). While the Quail Rise roadworks are no doubt a contributing factor, I fear that the congestion will continue even once they are complete as the merge point will slow traffic which will continue to back up past the Shotover Country roundabout in rush hour as it does now.

Adding additional cars will only worsen the existing traffic congestion.

For evidence of the already appalling congestion please refer to Crux Article dated 23 November 2018:

<https://crux.org.nz/community/parts-of-qtown-road-network-on-the-brink-of-failure/>

Please also note Mayor Jim Boulton's recent comments about putting further Ladies Mile development on hold until NZTA can improve the congestion (January 2019): <https://www.odt.co.nz/regions/queenstown/landmark-queenstown-property-sale>

I concur with the Mayor's statement and believe no new development (and particularly of this scale in this location) should be considered until traffic congestion can be brought under control. In my view the only likely solutions that would deliver this in the short term (let alone the medium to long term) are to double (or triple lane) the highway all the way from BP roundabout in Frankton to Arrowtown-Lake Hayes road, along with the creation of an integrated mass transit system (buses, gondolas, jetboats, monorail etc). We know that growth is coming, so why not build the transport system now to cope with both current and future demands? If we don't act now, I fear congestion is likely to be the main factor in the downfall of Queenstown in the eyes of both tourists and locals.

When assessing the impact of traffic from the proposed development, I also urge you to consider the lessons learned from Shotover Country and the likely actual number of cars per household vs the estimated number per household. Given that many houses are rented out to 4+ tenants, it means there are 4+ cars per dwelling (and not the usual 2 a family might have). Given the underestimation of this in Shotover Country (and the ensuing issues with both congestion and parking), transport improvements must be implemented before any further development can be approved.

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

#54

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 5:03:59 PM
Last Modified: Tuesday, February 05, 2019 5:11:23 PM
Time Spent: 00:07:23
IP Address: 119.224.134.69

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kate ide

Page 4: Feedback

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

If this was special housing for first time buyers I might support. Shotover country was only ever meant to be for one section purchase each, and yet many people managed to buy, build and sell over and over. Add to this the increase in Airbnb, additional renters to help with high rents/mortgages - where are all the cars going to go and how on earth are the roads going to cope when they already can't now?

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

#55

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 5:12:30 PM
Last Modified: Tuesday, February 05, 2019 5:17:31 PM
Time Spent: 00:05:01
IP Address: 222.152.70.217

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Doug Watson

Page 4: Feedback

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

What changes are proposed for the round about where Stalker Rd meets the main highway into Queenstown. The congestion here is already a disaster especially at peak hours morning and night.

Without further access from Shotover to the main road Stalker Rd will become a constant traffic jam

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

#56

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 5:23:39 PM
Last Modified: Tuesday, February 05, 2019 5:25:05 PM
Time Spent: 00:01:26
IP Address: 202.37.207.1

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jamie Unsted

Page 4: Feedback

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

I do not agree with this proposal. There is no way that the infrastructure will cope, especially the roadway. Increase the roading capacity and come up with better transport to and from town, then plan another mass subdivision.

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

#57

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 5:26:01 PM
Last Modified: Tuesday, February 05, 2019 5:36:57 PM
Time Spent: 00:10:55
IP Address: 222.152.67.218

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Mary Reddell

Page 4: Feedback

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

I am against the proposed Laurel Hills Special Housing Area. It's not appropriate to congest the area further. It opens up to a constricted two lane highway and bridge to go towards Frankton and Queenstown. There is an approved subdivision across the highway already due to be developed which will add significant more housing already.

This supposed "affordable housing" is a myth and not possible for the council control.

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

#58

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 5:32:51 PM
Last Modified: Tuesday, February 05, 2019 5:39:11 PM
Time Spent: 00:06:20
IP Address: 125.237.107.99

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Rachael Carty

Page 4: Feedback

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

I am against this. While I have no opposition to the houses per se, I do to the fact it is LAUGHABLE (if it wasn't so horrendously annoying) that the developers do not think this will impact on traffic issues already at breaking point. Trying to get out of Cheltenham road anytime around 7.40-8am is impossible as traffic backs up way down the road, barely moving. I end up leaving 35mins early for a 10 min drive to work as I cannot stand attempting to get out of SC and then joining the snail pace traffic with people who don't seem to understand the concept of merging. The only way I can see this ever working is either to put traffic lights in (and something really should be done for lake Hayes estate getting in and out too) and/or a two lane bridge with two lane all the way to frankton. Coming home during peak hours is just as bad, everything bottle necks as the two lanes become one and this causes 45mins of traffic for what should be less than 10mins. It's honestly ridiculous.

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

#59

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 4:26:28 PM
Last Modified: Tuesday, February 05, 2019 5:40:14 PM
Time Spent: 01:13:45
IP Address: 125.237.252.12

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Treves & Pauline Werahiko

Page 4: Feedback

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

it is incomprehensible that planning of a new subdivision, with traffic feeding into SH6/Ladies Mile is being considered with the current traffic congestion problems which the mayor and council are fully aware of. I understood until Transit/Council had found a solution to the traffic congestion that no building work would be considered.

If I've read the Urban Design report currently, it is considered that a further 1100 cars can fit into the existing resources which is again I not understandable.

Its all very well to say facilities will be provided for small centers of facilities, shops etc but judging from the current lack of uptake of these at Shotover Country or the nil update of the building available for cafe/restaurant use in Bridesdale how are these to be enticed?

It seems more sensible to make use of the unused high school in Gorge Road to process high density housing

Pauline & Treves Werahiko

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

#60

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 5:48:39 PM
Last Modified: Tuesday, February 05, 2019 5:53:26 PM
Time Spent: 00:04:47
IP Address: 121.75.84.153

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Marie Patterson

Page 4: Feedback

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

I think the traffic problems need to be fixed before another development goes ahead. The traffic is woeful trying to leave Shotover country on a week morning and that is before the extra 40 houses being developed at the top level and the final stages of Shotover country being finished. It can take over half an hour just to get onto ladies mile in the morning. I am not against development but at this stage there is not the infrastructure to support any extra houses.

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

#61

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 5:50:01 PM
Last Modified: Tuesday, February 05, 2019 6:05:43 PM
Time Spent: 00:15:42
IP Address: 121.75.84.153

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Simon Rutch

Page 4: Feedback

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

As traffic is gridlocked leaving shotover country every morning I believe that the additional traffic from laurel hills will add significant problems for the area. As shotover country has not yet been fully developed into housing we still are not seeing peak traffic flow from the area. In my opinion the traffic problems we have need to be addressed from the all ready consented shotover country before we add housing to this 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

#62

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 6:33:23 PM
Last Modified: Tuesday, February 05, 2019 6:36:46 PM
Time Spent: 00:03:23
IP Address: 150.107.172.24

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Clare beames

Page 4: Feedback

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

Not happy with the whole idea, not only will houses be looking down onto our section, the dust when they are building will be annoying and not to mention the extra traffic coming out onto stalker road. Its going to be a right inconvenience. Is there any other way you could do entry....?

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

#63

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 6:38:50 PM
Last Modified: Tuesday, February 05, 2019 6:41:42 PM
Time Spent: 00:02:52
IP Address: 125.238.203.195

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

H

Page 4: Feedback

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

I live in Shotover Country and wish to remain anonymous. I don't support this new housing development at all. It already takes me 30+ minutes to get out of the estate in the mornings. Why on earth would you add more houses/cars! Insane

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

#64

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 6:51:10 PM
Last Modified: Tuesday, February 05, 2019 6:54:22 PM
Time Spent: 00:03:11
IP Address: 122.56.234.225

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Cisca McNay

Page 4: Feedback

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

Please no more houses!!! We are congested enough!! The roads and bridge cannot cope. As a resident of Lake Hayes Estate it is diabolical enough travelling to work in mornings and getting home of an afternoon. When are enough houses 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

#65

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 7:05:13 PM
Last Modified: Tuesday, February 05, 2019 7:18:42 PM
Time Spent: 00:13:28
IP Address: 121.75.82.118

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Tina Mitchell

Page 4: Feedback

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

I welcome the proposed Laurel Hills development, but I oppose them having access onto Shotover Country's Stalker Road or roundabout.

They should provide their own direct access onto SH6 as the already existing developments have done. This will decrease traffic congestion out of Shotover Country which is already at a critical level.

In a severe weather/natural disaster event, Stalker Rd would already be a bottle neck for residents exiting our estate, there is nothing to gain by adding additional traffic to this.

Regards
Tina

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

#66

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 7:34:59 PM
Last Modified: Tuesday, February 05, 2019 7:41:56 PM
Time Spent: 00:06:56
IP Address: 121.75.83.92

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Darren Robinson

Page 4: Feedback

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

I'm all for development and growth and realise the town needs more housing but..... Before this proposal is even considered the road coming out of Shotover Country needs to be addressed. This new housing area would significantly increase the amount of traffic and congestion.

Please don't screw this one up QLDC. Sort the roading and infrastructure before more development around the ladies mile 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

#67

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 7:36:54 PM
Last Modified: Tuesday, February 05, 2019 7:47:40 PM
Time Spent: 00:10:45
IP Address: 49.224.96.50

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Aviva Wood

Page 4: Feedback

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

A bloody joke really as congestion is exceptionally bad atm... with petrol prices as they are and now we are having to spend a whole lot more time traveling at snails pace especially at peak times. School kids have to get the bus a lot earlier to be able to get to school on time... I have primary school and high school kids...high school kids are now arriving about 45 minutes before school starts just so they are there on time. Congestion is high and everyone has somewhere to go to for a certain time this will put a whole lot more pressure on all drivers and therefore accident risk is a lot higher as commuters are stressed especially early in the morning... sorry not a great way to start your day 😊

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

#68

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 7:57:53 PM
Last Modified: Tuesday, February 05, 2019 8:01:38 PM
Time Spent: 00:03:45
IP Address: 118.149.238.23

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Fiona Stephenson

Page 4: Feedback

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

Housing is obviously a huge issue in Queenstown. However adding another housing area on the road system that is currently not working would add extra stress to the community.

Traffic queues start at 7.30am from Shotover Country. I would want to know how traffic issues have been factored into this 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

#69

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 8:00:24 PM
Last Modified: Tuesday, February 05, 2019 8:05:56 PM
Time Spent: 00:05:32
IP Address: 125.239.135.132

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kirsty Nicole Wilcox

Page 4: Feedback

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

I think the council need to think long and hard before giving permission for this development, roading as it is out of shotover country is mental and what should take 5 min to get the kids
To school now takes 30 min plus and takes me a hour to get to work this is ridiculous and by allowing this development it's only going to cause more problems and more delays !!! I believe the roading Issues need sorting first before any further developments should even be considered.

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

#70

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 8:54:44 PM
Last Modified: Tuesday, February 05, 2019 9:03:15 PM
Time Spent: 00:08:31
IP Address: 121.75.217.236

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Rebecca Ferguson

Page 4: Feedback

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

There needs to be another plan for supplying access in and out of this development and also Shotover Country. With this plan adding further vehicles to Stalker road it will be disastrous to an already overflowing problem that exists. Also the amount of vehicles parking on verges and along the roads is dangerous enough in all areas of Queenstown and plans like this still being designed is ridiculous! Is is going to take a child or adult getting killed before something changes, it's just not safe or SMART.

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

#71

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 9:01:19 PM
Last Modified: Tuesday, February 05, 2019 9:07:21 PM
Time Spent: 00:06:01
IP Address: 222.152.67.101

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Naoko Kawamura Lamond

Page 4: Feedback

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

I strongly disagree on this proposal.

We have been very patient on the traffic matter and do not wish to see it worse.

Please consider all possible matters that could affect the community before placing any more new housing. Thanks

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

#72

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 9:18:53 PM
Last Modified: Tuesday, February 05, 2019 9:22:12 PM
Time Spent: 00:03:19
IP Address: 219.89.208.51

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Hanna Wakeling

Page 4: Feedback

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

I do not want this to go ahead for a couple of reasons. First, the traffic congestion is already so bad and this will make it worse. Second, having only one access to Shotover Country is not safe. If there was to be a fire or earthquake, one entry and exit is not enough as it is, let alone with this proposed 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

#73

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 9:40:43 PM
Last Modified: Tuesday, February 05, 2019 9:59:04 PM
Time Spent: 00:18:21
IP Address: 125.238.207.172

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Erin Quin

Page 4: Feedback

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

This development is poor planning and resource management at its finest. The traffic report is inaccurate and should be discredited. There are significant traffic problems in Shotover Country as is and this will contribute to the problems with no alleviation or alternatives proposed. The development has poor integration proposed and is effectively an isolated cul-de-sac which is poor planning and urban design. What is available to these residents in terms of walkability? No additional benefits are proposed to the benefit of the established adjoining Shotover community which is already struggling from a lack of diversity in land use and services. The development itself lacks comprehensive spatial integration planning and core social, economic and transport infrastructure support and the overall adverse effects of the proposal are significantly adverse.

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

#74

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 10:00:20 PM
Last Modified: Tuesday, February 05, 2019 10:03:50 PM
Time Spent: 00:03:30
IP Address: 121.75.219.235

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Karina Caputo

Page 4: Feedback

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

I believe that this development will bring more problems to the neighbourhood. Will increase the amount of cars and therefore the issue that we have right now with the traffic will get worse.

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

#75

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 10:09:14 PM
Last Modified: Tuesday, February 05, 2019 10:15:20 PM
Time Spent: 00:06:05
IP Address: 125.238.203.156

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Andre Freixo

Page 4: Feedback

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

Traffic is chaotic and Shotover Country is already crowded council first should with NZTA organise more infrastructure before planning on growing shotover country or lake hayes there is more land around queenstown that could be developed however we have poor infrastructure and maintenance.... rates are getting expensive and the town does not support the amount of locals and tourists.

Thanks

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

#76

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 11:16:21 PM
Last Modified: Tuesday, February 05, 2019 11:25:40 PM
Time Spent: 00:09:19
IP Address: 125.238.201.31

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Keith

Page 4: Feedback

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

I have no problem with (managed) growth and development however this development will without doubt add to the enormous congestion already experienced on Stalker Road as well as Ladies Mile and the Shotover Bridge. It's totally irresponsible to permit any further development in the area until an additional bridge is built or the existing bridge is widened to 4 lanes minimum and the surrounding roading is widened to match.

This needs to be either fought for with NZTA and infrastructure improved prior to any further developments being approved or very strict roading and infrastructure stipulations are in place with the developer needing to carry the full cost of a new bridge and better roads surrounding the bridge as well as additional roading as an addition to Stalker Road.

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

#77

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 6:22:05 AM
Last Modified: Wednesday, February 06, 2019 6:28:14 AM
Time Spent: 00:06:09
IP Address: 125.238.205.181

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Orla Fitzpatrick

Page 4: Feedback

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

While I agree there is a need for special housing with in the area, this location is far from ideal.

I do not believe the report is accurate as it suggests that there will be minimal impact to the traffic on stalker road.

Qldc should stand on stalker road between 7:15 and 9:30 on weekdays and at the roundabout from 4:30-7pm and see the current traffic issues. This is not just related to the Road works.

Unfortunately I can not use the bus to work due to the nature of my job and as the bus is also stuck in the same traffic.

I am also concerned about the environmental impact of the building. If more gravel is being taken from the Shotover/ kawarau river will this continue to upset our endangered river bank nesting birds?

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

#78

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 7:20:39 AM
Last Modified: Wednesday, February 06, 2019 7:24:14 AM
Time Spent: 00:03:35
IP Address: 125.238.207.228

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Andrea Glover

Page 4: Feedback

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

I think there's enough growth / housing in this area . Traffic is horrendous already .

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

#79

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 7:40:57 AM
Last Modified: Wednesday, February 06, 2019 7:44:39 AM
Time Spent: 00:03:42
IP Address: 101.100.131.74

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sally Whitewoods

Page 4: Feedback

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

I think with the current traffic situation, this location for more properties is ridiculous. The traffic has been a problem for years now and isn't just because of the road works by Quail Rise.

I think more needs to be done with areas that aren't on the main highway into town. Visitors won't want to come either if they have to take this long just to get into Queenstown

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

#80

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 7:35:47 AM
Last Modified: Wednesday, February 06, 2019 7:48:36 AM
Time Spent: 00:12:48
IP Address: 121.75.80.137

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Matthew Tyrrell

Page 4: Feedback

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

I am totally against this development. The traffic heading along SH6 west and exiting Shotover County on Stalker Road is absolutely at capacity already. NZTA has stated it is not interested in adding a further bridge over the Shotover or expanding the current one. There is simply no room for any more traffic. I understand the developers and Council wishing to encourage public transport, but this is sadly an unrealistic ideal. You are seeking to house families - families generally need to drop off different age children to school and pre-school, often continuing to work and our excellent yet limited bus system will never keep up with this. Jim Boulton himself has stated he does not want to see further development in this area until NZTA come up with a strategy.

The development also represents the slow chipping away of our green spaces, firstly the retirement village, now this, with further development along Ladies Mile mooted.

Add to this the communities concerns over water quality, this paving over of large areas will have an impact on our wonderful Shotover River and the many homes that draw water from it.

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

#81

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 7:42:19 AM
Last Modified: Wednesday, February 06, 2019 7:50:05 AM
Time Spent: 00:07:45
IP Address: 203.118.174.208

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Nathan wise

Page 4: Feedback

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

Good morning

This message is in regards to Laurel Hills Special housing area

I am not sure if you have ever tried to leave Shotover Country between the hours of 730 and 9am? The traffic and roading layout is horrific with wait times of 30 -45 minutes just to go less than 1km... the traffic is backed up to Mastern Park and crawls forward, everyone is trying to take short cuts and the the roundabouts can't handle it...

Before you consider another couple of hundred houses in this area, you need to fix the roading/traffic issues first.

It needs to be 2 lanes from Lake Hayes all the way into Queenstown

People don't know how to merge or 'zipper from 2 lanes into 1...

I am against a new sub division now until the road gets sorted

If you sort out the roads then build as many houses as you want...

Thanks

Nathan

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

#82

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 8:17:20 AM
Last Modified: Wednesday, February 06, 2019 8:47:21 AM
Time Spent: 00:30:01
IP Address: 125.239.129.45

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sarah Dunan-Hale

Page 4: Feedback

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

Hi,

As a resident of Shotover Country, I am blown away at the planning to have this new development feed into Stalker Rd.

The report states what we all know...

"It is noted that this modelling is based on free flow traffic conditions on Stalker Road. Queuing is often observed on Stalker Road at the morning peak as a result of congestion on SH6. It is acknowledged that the identified transport improvements on SH6 may not fully remove this queuing. In this case the proposed intersection layout will continue to operate within a congested road environment."

Living in Lower Shotover Country, it can take over 30min to get out of here on bad days. I can't imagine how long it will take after +150 houses and many more cars begin feeding into Stalker Rd. This development needs substantial support from NZTA, supplying upgrades to SH6 and a separate access road to SH6 before it becomes a viable development.

Thanks for your time,

Sarah Dunan-Hale

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

#83

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 8:57:49 AM
Last Modified: Wednesday, February 06, 2019 9:07:38 AM
Time Spent: 00:09:49
IP Address: 203.94.45.106

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Averil Kingsbury

Page 4: Feedback

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

I think the development is positive in the sense that we need more sections available, but having another 156 house holds with say at a bare minimum 2 cars each (more realistically 4), merging onto Stalker road is going to cause even further congestion. The traffic to get out of stalker road with the current level of houses in shotover is already causing massive delays. I am sometimes waiting up to 20 minutes in the morning just to get to the round about. With another 300+ cars, the problem is only going to heighten.

I also think that further thought and planning needs to go into parking of cars in this area. Let's learn from the mistakes of Shotover. I think it's fair to say everyone would agree that not enough off street parking is available, with all streets now putting up with cars parking on the verge or just on the street, meaning it becomes essentially one way. Realistic town planning needs to take place - most houses have at least 4 cars - regulations need to be in place to ensure that a)owners of new houses are creating enough parking spaces on their own properties (just not one car "token" garages, which just become storage spaces, rather than off street parking) and b) wider streets with far more off street parking.

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

#84

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 9:27:14 AM
Last Modified: Wednesday, February 06, 2019 9:37:55 AM
Time Spent: 00:10:41
IP Address: 122.62.133.166

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Trevor Chalmers

Page 4: Feedback

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

I would like to register my objection to the proposed Laurel Hill SHA on the grounds that any more developed of this nature will add to the already seriously congested landscape, roading, water and waste infrastructure. Unless serious investment is placed into the upgrading of the roading and services no further development should be permitted that will only add to the current congestion.

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

#85

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 9:35:47 AM
Last Modified: Wednesday, February 06, 2019 9:41:52 AM
Time Spent: 00:06:04
IP Address: 192.206.154.2

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kaja Vetter

Page 4: Feedback

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

Shotover country is crowded already. Traffic jammed up is the rule, not the exception. Please do not build up in this area anymore until the traffic issues are eased.

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

#86

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 7:50:52 AM
Last Modified: Wednesday, February 06, 2019 9:47:02 AM
Time Spent: 01:56:10
IP Address: 121.75.80.174

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Thabit Ayoub

Page 4: Feedback

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

I object due to issues with transport in the local area. Your transport report shows that we are already running at capacity of 1600 vehicles per hour over the bridge as at the June 2018 survey and the proposed addition to that of 160vph at peak times will exceed that.

The report states that your intended development of 1100 houses in the ladies mile area will result in growth in traffic flows which are unsustainable and will require mode change percentages far exceeding what is reasonably expected or seen throughout the country.

The report also recommends that alternative transport modes are available before the development has been finished so due to the fact no plans for car pooling or an improved bus network have been announced leads me to further oppose any ladies mile developments until firm plans are in place to mitigate the current and expected further increase in our traffic flow issues.

On those basis I oppose the 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

#87

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 9:41:34 AM
Last Modified: Wednesday, February 06, 2019 9:48:49 AM
Time Spent: 00:07:14
IP Address: 49.224.223.25

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Andre Simon

Page 4: Feedback

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

Before any more consents are granted and any more homes are built in the Ladies Mile area, I'd like to see some kind of resolution around the current traffic issues were contending with in the region.

The traffic is beyond ridiculous right now and the addition of the proposed new homes is only going to add to the current issues. It's safe to assume that we could expect at least another 150 cars utilising the same road resources each morning and each evening which is going to significantly impact on the traffic issues we already have.

Without a solution to the traffic issues I oppose the 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

#88

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 10:10:31 AM
Last Modified: Wednesday, February 06, 2019 10:17:13 AM
Time Spent: 00:06:41
IP Address: 203.173.149.77

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sandra Bender

Page 4: Feedback

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

I am against the development of the special housing area because of the following reasons:

*traffic, it is already very congested from 7.30 am till 10 am. It will impact even more adding more homes with access to Stalker road.

*school, the school is already at their limit.

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

#89

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 10:25:01 AM
Last Modified: Wednesday, February 06, 2019 10:34:21 AM
Time Spent: 00:09:20
IP Address: 122.56.208.134

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Emma Wilson

Page 4: Feedback

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

I have serious concerns about traffic being added to our roads. That area is already very overcrowded at certain times of day, and often almost all day when there's a special event around town. I run a business in Frankton (the idea of me moving there was to create an easy-to-access hub point for kids to travel to from all around the area) but my operations are being significantly affected by the traffic. Many parents simply won't enrol their children from Shotover / Lake Hayes / Arrowtown, because of the time it takes to get to / from us. I know that there's an argument that people should use the bus, but it's simply not a frequent or reliable enough service at present. If bus or other public transport service improvements were linked to new developments, I'd withdraw all objections.

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

#90

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 10:36:13 AM
Last Modified: Wednesday, February 06, 2019 10:46:32 AM
Time Spent: 00:10:19
IP Address: 203.173.143.186

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Steven Rowden

Page 4: Feedback

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

Hi

I feel the proposal should not be allow, due to the traffic congestion and situation from Lake Hayes Estate to the 5 Mile shops. Traffic is already horrendous at present along and through that area with congestion causing up to 30 min delays most days. By adding more houses and units on that side of Shotover bridge the council will just be adding to that congestion. As local and rate payers, I and my family feel that the roads leading past Lake Hayes Estate, Ladies Mile, and Shotover Country and up to and away from the Shotover bridge all the way to the Round about at the BP Garage at Frankton, and the Shotover bridge itself, need to be increased to 2 lanes each way before any more large scale developments are approved out at the Ladies Mile, Lake Hayes Estate, and Shotover Country.

Steven Rowden

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

#91

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 10:28:26 AM
Last Modified: Wednesday, February 06, 2019 11:00:59 AM
Time Spent: 00:32:33
IP Address: 119.224.36.172

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Susan Sheridan

Page 4: Feedback

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

Wow, talk about sardine houses in a can! How about less houses, more land for each (at least 500m2) and less greed from the developers - and please make the sections affordable for first home buyers!

I have to leave Shotover Country every morning at just after 7am to avoid congestion on Stalker road and get to work in town in the mornings. Catching the bus from Shotover Country isnt an option when its not direct to town (with no waiting around for a connecting bus at Frankton Hub). There is already a massive backlog of those needing to leave using Stalker road with the current housing volume, this additional housing area will make that much worse.

I'm all for more affordable housing in Queenstown and am trying to save for a section myself after renting here for nearly 4 years and bleeding money for it, but its not going to be enjoyable if all the homes are packed in, with minimal privacy, and barely room to move in the backyard - stuck there for an hour trying to get out of the community via Stalker road.

Leaving via the Lake Hayes Estate end of Shotover Country is just as bad - are there any ideas on creating another exit point for this new housing area? Is one bridge going to cut it with all the future new housing around ladies mile planned? Maybe we need clip on lanes for the bridge so that the road doesn't suddenly go from two to one lane at the top of the hill near Placemakers causing traffic congestion, but continues over the bridge and up the hill towards Shotover Country with two lanes each way.

Can town planners & the powers that be not put their thinking caps on and improve our infrastructure & transport/roading systems for the generations to come?

Back to my first thought - there should be less houses in the Laurel Hills Proposed Special Housing Area, more land for each, and affordable pricing on sections - this might make the impending traffic congestion more bareable - until other roading & infrastructure solutions can be found.

Laurel Hills 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

#92

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 12:59:35 PM
Last Modified: Wednesday, February 06, 2019 1:07:16 PM
Time Spent: 00:07:40
IP Address: 103.44.222.2

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sarah Asher

Page 4: Feedback

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

There is already too much traffic congestion along ladies mile/SH6 around the Stalker roundabout and this will only congest it further. Until this major problem is solved nothing more should be developed. It is also an eyesore from the Main Rd in to Queenstown. It is very sad that it people continue to propose these subdivisions, they obviously have no care for the impact on the local community or the visual impact for locals and tourists driving in to Queenstown

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

#93

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 1:10:03 PM
Last Modified: Wednesday, February 06, 2019 1:45:27 PM
Time Spent: 00:35:24
IP Address: 121.75.82.17

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Simon Williams

Page 4: Feedback

Laurel Hills Proposed Special Housing Area

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

We do not have the infrastructure for more developments. Our roading system is stretched at the best of times. Even when the roadworks are completed, there will still be massive issues. Why, as part of developing these new sub divisions aren't the developers required to provide the roading infrastructure? They profit, it is a result of their profits that the infrastructure becomes stretched, therefore they should pay, it's that simple.

From what I understand, we do not really understand the issues we are having with our water problems, as in, we know we have issues and we can't measure or know what to measure to ensure that they remain protected. In light of the run off issues in Wanaka, from Northlake into the Clutha, it's pretty obvious that QLDC doesn't have a handle on what to do. Financial fines are irrelevant, once we've killed our rivers and lakes, it's too late. Until we can understand the water issues and how they relate to development, in my opinion we should simply put a hold on all new developments. We need to pause for a while. This isn't a race. Sort out the science and how developments contribute towards the decline in our waterways, then we will be able to formulate a plan of how to further develop, until then, how can we possibly proceed?

Whilst the plans for the housing do look rather attractive and thought has gone into them, is this really an SHA development or just a way to sidestep a longer process and allow the developer to make their profits faster? Is this really the housing that we are in dire need of? What are the price points and will our low income families and workers actually be able to purchase a house at a price they can afford? Since I'm not seeing any pricing information I am assuming that it isn't low priced at all.

Surely an application for an SHA should be 100% for the community housing scheme.

I am strongly opposed to this development in terms of an SHA, mostly due to the lack of infrastructure to support these extra houses and the environmental impact this development will have. I'd love to see some real leadership from council which supported protecting our environment, our low income families and everyone else that commutes around this area. Blaming NZTA and ORC is pointless and pathetic. Let's do what we can do, and if know that these other two agencies can't provide us the support we need then we need to press pause until they do, or the developer themselves takes responsibility and installs the adequate roading systems, which realistically is another bridge across the river, or widening the one we have. All of which should be completed before any of the development of the new subdivision starts.

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

#94

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 1:58:40 PM
Last Modified: Wednesday, February 06, 2019 2:02:14 PM
Time Spent: 00:03:33
IP Address: 49.224.98.240

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Alicia Mather

Page 4: Feedback

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

Absolutely ridiculous idea. The area is too built up already, there is no infrastructure to support these houses. They will Not be 'affordable' to anyone but the rich.

Queenstown council you are loosing sight of what this town is about, Queenstown is loosing its appeal for many and with these ridiculous plans to keep on developing you are shooting yourselves in the foot

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

#95

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 2:50:30 PM
Last Modified: Wednesday, February 06, 2019 2:54:38 PM
Time Spent: 00:04:07
IP Address: 49.224.126.0

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

James Steber

Page 4: Feedback

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

There is a definite need for the supply of more residential land to support the needs of those seeking housing in Queenstown. A shortage in the release of land has been a factor in the affordability of housing in Queenstown. My main concern is around the infrastructure to support this added growth, namely the road network along Ladies Mile through to Frankton, as there is already a significant number of vehicles using this road and contributing to congestion.

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

#96

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 6:06:49 PM
Last Modified: Wednesday, February 06, 2019 8:04:56 PM
Time Spent: 01:58:07
IP Address: 115.189.99.105

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Mitzi cole bailey

Page 4: Feedback

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

The traffic problems in this area are all ready extremely frustrating with massive build up of traffic at key times is irritating to say the least, I have no problem with the housing area if the traffic problems are dealt with the shear volume of traffic trying to get into this area it already to much, let alone more houses in this area.

Just a couple extra buses is not going to cut it it is a big problem that is going to require a big solution.

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

#97

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 8:01:19 PM
Last Modified: Wednesday, February 06, 2019 8:06:04 PM
Time Spent: 00:04:44
IP Address: 125.238.200.143

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Chris Jackson

Page 4: Feedback

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

These section sizes are a joke.

Queenstown needs reasonably priced 1000-4000sqm sections, with roads wide enough for 2 cars to pass without difficulty! Quality instead of quantity!

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

#98

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 8:20:05 PM
Last Modified: Wednesday, February 06, 2019 8:22:20 PM
Time Spent: 00:02:15
IP Address: 121.75.216.156

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Nicola richards

Page 4: Feedback

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

I don't want it. Enough development already. Lake gates is already polluted and traffic is terrible. It's just losing what makes it a special place to live. 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

#99

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 8:36:28 PM
Last Modified: Wednesday, February 06, 2019 8:41:12 PM
Time Spent: 00:04:43
IP Address: 222.152.85.42

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jo Luxon-Davies

Page 4: Feedback

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

Queenstown is in dire need of more affordable housing so I'm for the concept.

Using Stalker Road as an access will be a disaster. Living 6 odd km from Queenstown for a working Mum is a real challenge in the mornings sometimes taking 30 minutes just to get out of Shotover.

156 house. Min 2 cars per household eek please rethink the access otherwise congestion will increase beyond reasonable.

The buses still aren't running direct to QT from Shotover making town inaccessible unless you want to leave home at 7am for a 9am. Logistical nightmare.

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

#100

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 8:53:17 PM
Last Modified: Wednesday, February 06, 2019 8:56:22 PM
Time Spent: 00:03:04
IP Address: 121.75.83.221

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Mitch Davies

Page 4: Feedback

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

How is the existing roading going to handle another 156 houses? In particular Stalker road and associated alternate routes. This town needs to look at the infrastructure before the development of more housing including SHAs.

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

#101

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 8:53:08 PM
Last Modified: Wednesday, February 06, 2019 9:06:36 PM
Time Spent: 00:13:28
IP Address: 125.238.201.136

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Paul Bibby

Page 4: Feedback

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

The traffic in this area is getting horrific. More houses going in to the same area ? Madness! Even when they finish the work on the other side of the bridge, its not going to be long before it snarls up again.Maybe if all the houses in the area were going to go to the housing trust and go to people who are not going to flick them on in a short while, I could suck it up. However, we all know what is going to happen. People who have already built several houses in Shotover will build some more and line their pockets further. A few people will get lucky and get into their first home. At the very least add covenants in to prevent people Air BnB ing out their places. Maybe look at putting some restrictions on rentals too. Areas that are supposedly family orientated become streets of rentals with 4 cars a house.

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

#102

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 9:04:34 PM
Last Modified: Wednesday, February 06, 2019 9:07:42 PM
Time Spent: 00:03:07
IP Address: 103.37.206.216

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Janet Lamont

Page 4: Feedback

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

The traffic at the moment is stationary trying to get out in the mornings and the school bus now needs to leave at 7.40 for a 9am start to school, this is madness adding further housing to this already congested street. It's like living in Auckland where you have to leave home an hour and a half before you need to be anywhere. I thought the mayor had paused development until NZTA had come back with a solution?

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

#103

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 06, 2019 9:33:22 PM
Last Modified: Wednesday, February 06, 2019 9:35:38 PM
Time Spent: 00:02:15
IP Address: 49.224.207.18

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Laura Shallcrass

Page 4: Feedback

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

I'm concerned about infrastructure, specifically roading, when adding so many new houses to an already overloaded 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

#104

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 7:47:37 AM
Last Modified: Thursday, February 07, 2019 7:51:26 AM
Time Spent: 00:03:48
IP Address: 121.75.213.69

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Fiona Laryn

Page 4: Feedback

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

The traffic and congestion that is currently happening in Shotover country needs to be fixed before any more housing plans should be made. It affects quality of life when it takes 30minutes alone to get out of your own neighbourhood.
A suggestion would be to have an alternate road that leads in and out of Shotover country created first, and then consider subdividing more terrain.

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

#105

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 9:09:55 AM
Last Modified: Thursday, February 07, 2019 9:23:11 AM
Time Spent: 00:13:16
IP Address: 222.152.68.191

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Bridget Cameron

Page 4: Feedback

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

I am strongly opposed to more development in this particular location until the traffic/road congestion is dealt with first. There is no point adding to an existing problem without having any current plans in place to deal with the current congestion. Buses will not be the only option to fix this. We are a family of 4 who are all in the work force. 2 of us carpool or bus each day from Arrowtown, and the other 2 are both tradies who each need a large amount of gear to get to different sites each day. Bus transport is never going to be an option for tradies - who I would say make up a large part of our community. Looking at the make up of our work force in the area will give a better indication of what will be required to minimise congestion. Adding to it by way of further development at this point will make our area a very unpleasant place to live.

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

#106

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 9:56:12 AM
Last Modified: Thursday, February 07, 2019 10:02:02 AM
Time Spent: 00:05:49
IP Address: 125.238.202.139

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Duncan Scott

Page 4: Feedback

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

Concerned about another development in an already very developed area - Shotover and Lake Hayes (Quail Rise). Meaning a lot more traffic coming in and out of Frankton on the same route, no scope for improved infrastructure here with the limitations of the Shotover Bridge.

Very little % given over to special housing areas when town is crying out for affordable homes to help low to mid income individuals and families looking to get ahead and establish themselves in the area long term.

Seems like an unnecessary development with all the others happening and council and Major are talking about looking at limiting development but they just keep coming..

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

#107

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 11:09:06 AM
Last Modified: Thursday, February 07, 2019 11:13:30 AM
Time Spent: 00:04:24
IP Address: 222.152.82.30

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Robyn Shearwood

Page 4: Feedback

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

The traffic is already terrible getting out of Shotover Country onto Ladies Mile as it is....it is ridiculous to add to this. Also is the road with traffic going to be winding down ridge/hill by Max's Way looking into all our back yards so we will be outside in our yards looking at traffic winding down the hill and exhaust fumes, NOT HAPPY!@!!!@ Are there houses going to be on the ridgeline looking down into all our yards NOT HAPPY!!!

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

#108

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 11:33:48 AM
Last Modified: Thursday, February 07, 2019 11:35:48 AM
Time Spent: 00:01:59
IP Address: 203.173.143.193

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Abigail Brooks

Page 4: Feedback

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

Due to the current infrastructure (roading, primary school role) I do not think an additional housing area in this location should be considered, until the other factors are brought into line to cope with the additional pressure this will place on roading and schooling.

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

#109

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 11:44:06 AM
Last Modified: Thursday, February 07, 2019 11:56:34 AM
Time Spent: 00:12:27
IP Address: 114.134.181.203

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Benjamin Patterson

Page 4: Feedback

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

I do not support the development having Stalker Road as its primary exit. The LHE and Shotover Country developments already suffer from extreme congestion because of limited exits onto the State Highway. The expansion of Shotover Primary School is set to further exacerbate such problems. The Laurel Hills Special Housing Area could easily add 300+ resident vehicles each morning to the already congested Stalker Road. Congestion such as this is having material effects on productivity in Queenstown-Lakes, with recent data from Infometrics already showing a decline in productivity in Queenstown Lakes in 2018 year, compared to improving productivity nationally.

One means of potentially mitigating current congestion problems would be to link roading infrastructure from Shotover Country onto Old School Road. There would only need to be 100-200 m of new road created. Such a link could be implemented rapidly and would cost effectively give a third exit, while also allowing vehicles to enter and exit Shotover Country without crossing the State Highway.

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

#110

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 12:07:32 PM
Last Modified: Thursday, February 07, 2019 12:10:29 PM
Time Spent: 00:02:56
IP Address: 118.149.173.112

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Melissa Tiananga

Page 4: Feedback

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

I do not support this development due to traffic congestion and lack of schooling.

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

#111

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 12:16:37 PM
Last Modified: Thursday, February 07, 2019 12:25:44 PM
Time Spent: 00:09:06
IP Address: 203.173.151.171

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kerry Myers

Page 4: Feedback

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

This proposal is in contrast to the sentiment of the community in this area which is facing issues within the current (vulnerable) roading and school infrastructure.

To add even more pressure on an already stretched stalker road, where it takes on average 25 minutes to get to the main road round about from shotover primary school is ridiculous. It could be argued that the current road upgrades will elevate this somewhat, however my opinion is that until the bridge on Lower Shotover is extended to 4 lanes these peak hour traffic issues will continue.

The short sightedness of council in both the shotover development, which has too narrow roads, lack of street parking, and effectively one way in or out, will be further strained by this development.

Furthermore, the shotover primary school is struggling to keep up with numbers, and I see they have recently been in the press to argue against this development. I support their sentiment.

I do understand the need for further social housing in our community. But it needs to focus not just on putting buildings up, but also in ensuring that the supporting infrastructure can handle it

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

#112

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 12:32:49 PM
Last Modified: Thursday, February 07, 2019 12:36:23 PM
Time Spent: 00:03:33
IP Address: 203.109.232.137

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

David Ferrari

Page 4: Feedback

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

I believe the design and amount of housing in this area is fine. The issue I find is the fudged numbers around the traffic movement estimates and also the result of these lots adding to the major issues the SH/Stalker Road/Shotover bridge is experiencing currently. It normally would take a maximum of 5mins to travel to the Queenstown Events Centre for example, from Shotover Primary School. - In peak our morning traffic is takes up to 35mins. This is only going to get worse with the additional 150 lots in the near future - let alone the completion of Stage 3 of Shotover Country.

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

#113

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 1:10:52 PM
Last Modified: Thursday, February 07, 2019 1:24:01 PM
Time Spent: 00:13:09
IP Address: 121.75.84.148

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Karen Angela Kyriakoudis

Page 4: Feedback

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

I like the idea of providing affordable housing to people; presumably the more houses we have, demand decreases and houses become more affordable? Plus I hope for the affordable housing model to be adopted. I also wonder if more housing is needed in the area to sustain the proposed commercial area in Shotover Country? And the commercial area I am very keen on to try to create a hub/sense of community connection.

However, I am very concerned with the pressure it will put on our roads. It is not uncommon for me to be stuck on Stalker Road trying to get onto the main road for 20 minutes, sometimes more!

I am a keen advocate for less cars on the road and more, way more buses that arrive at regular intervals - perhaps every 10-15 minutes so people can trust the transport system to work? And more efficient routes and more routes would be needed.

I am also keen on breaking up residential spaces with green areas. Shotover C is a sea of homes with no recreational hub at present.

I congratulate the Council on doing the very best balancing various demands in a fast growing place. I know you are all working very hard and I thank you for that.

Warmest regards
Karen

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

#114

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 1:27:18 PM
Last Modified: Thursday, February 07, 2019 3:02:45 PM
Time Spent: Over a day
IP Address: 210.86.28.186

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Simon Khouri

Page 4: Feedback

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

I am opposed to the proposed Laurel Hills Special Housing Area.

There are several infrastructure issues that need to be resolved before more mass housing projects are approved in this area. Of particular concern is the lack of public transport and the pressure these houses will put on the local school.

The plans described in Appendix 5 and 6 do not resolve these infrastructures issues. The Opus report in Appendix 5 notes that it is important to capitalise on the change opportunity when new residents first move into an area and establish their behaviour. Alternative travel choices should be available from the outset of the development, however, this proposal provides no viable alternative to private car transport.

The transport assessment relies on a future public transport system but provides no information on how this system would work other than "possible ... future bus services/routes may pass through the subdivision". In addition to this, the concept design places a bus stop 700m from the development, this would need to be considerably closer to be convenient for the residents of the new development. Convenience is key if people are to use public transport.

The Opus report notes that "Car dependent development has prevailed in the past, as exemplified by Shotover Country and Lake Hayes Estate, this is not sustainable into the future as there is very limited opportunity to increase highway capacity in an affordable way."

More information needs to be provided on the impact this development will have on Shotover Primary. How many children are expected to attend this school? Is another school anticipated in 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

#115

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 3:00:15 PM
Last Modified: Thursday, February 07, 2019 3:05:23 PM
Time Spent: 00:05:07
IP Address: 121.75.86.113

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sarah McCammon

Page 4: Feedback

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

I'm against the proposed Laurel Hills Special Housing area as it will increase the traffic congestion out of Shotover Country in the mornings. There are still plenty of homes to be built in Shotover Country and the congestion is getting worse. Another housing area will just add to 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

#116

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 3:04:06 PM
Last Modified: Thursday, February 07, 2019 3:22:31 PM
Time Spent: 00:18:24
IP Address: 120.136.56.214

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Trish

Page 4: Feedback

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

My family currently live in Shotover Country and feeling the pains of intensive development resulting in large numbers of people and cars per household. There are currently large traffic queues out of the Stalker Road roundabout (even before the Tucker Beach Rd roadworks), it can at times be difficult to get into Lake Hayes Estate from Shotover at peak due to the Lake Hayes traffic backed up, traffic queues over the Shotover Bridge from town are long especially in the afternoon, there is a lack of commercial facilities so you have to get onto the main road to go anywhere, there is a lack of playgrounds and green spaces in Shotover Country therefore a large number of kids playing on roads, there are lots of cars parked on roads & verges due to the houses being intensively tenanted with groups of people in both main houses and attached flats, there is an ever growing school roll and it is no longer a small town primary school! It is becoming all the things and the reasons why as a family we left Auckland. This additional sub-division will only make these issues more intensified, especially traffic. Public transport will help especially direct buses to town for some of the community, but given the area has lots of young families catching public transport to and from work just doesn't work when you have school or daycare drop offs and pick ups. Also, unless there are bus lanes then catching a bus isn't that attractive as you still end up in a traffic jam. There just doesn't seem to be capacity on the main Stalker Road for this additional traffic from a new subdivision, especially once the last consent stages of Shotover Country are built and if their current proposed high density housing area by the commercial cafe/bar is consented. Its just too much housing and development for a one road in and one road out 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

#117

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 12:50:56 PM
Last Modified: Thursday, February 07, 2019 4:22:00 PM
Time Spent: Over a day
IP Address: 49.224.122.161

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Cheryl Langford

Page 4: Feedback

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

No no no NO!! I cannot understand how the council can even COMPREHEND allowing another subdivision to be established in this area until something is done about the roading issues. There is no way that Stalker Road/Ladies Mile can handle that many more vehicle movements per day - it is at crisis point already. PLEASE stop growth until the infrastructure has caught up for all our sakes. Stop greedy developers from developing subdivisions unless they pay for new double lane bridge and double lanes all the way from Ladies Mile to BP roundabout!!! Use common sense!!!

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

#118

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 4:26:37 PM
Last Modified: Thursday, February 07, 2019 4:30:22 PM
Time Spent: 00:03:44
IP Address: 203.100.217.123

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Tanya Moffat

Page 4: Feedback

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

I absolutely oppose to this development, for now.

You have to be a idiot to not forsee the pressure another housing development will put on the area.

Roading is a joke, schools are bursting. Medical is bursting.

Please please please get the infrastructure sorted before allowing any more development 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

#119

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 5:57:39 PM
Last Modified: Thursday, February 07, 2019 6:03:29 PM
Time Spent: 00:05:50
IP Address: 203.100.217.123

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Dallas Moffat

Page 4: Feedback

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

I understand they need for these special housing sub divisions, but if you could keep the developers out and make sure first home owners are the only ones entitled.

In saying that I really don't think the infrastructure can handle that many new dwellings at the moment. This town needs to move forward with this in order to accommodate rapid population increases. This town originally was set up as a town not a city. In order to keep moving forward with subdivisions, we need to look at the bigger picture

Thanks

Dallas

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

#120

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 5:57:14 PM
Last Modified: Thursday, February 07, 2019 6:03:47 PM
Time Spent: 00:06:33
IP Address: 203.134.121.69

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Chris Seymour

Page 4: Feedback

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

Hello. I am writing to express my concern over the housing proposal at Laurel Hills. Overdevelopment and overpopulation of the Queenstown Basin is of paramount concern to me. We are already feeling the crush of traffic in our town and our roads and infrastructure are barely coping with the current population. It is not clear to me that the council is considering all of the concerns surrounding this and are more concerned about allowing more houses to be built to increase the amount of rate payers in the district. At some point, we need to be brave enough to say that the only way to keep Queenstown the beautiful resort that it is, a limit needs to be put on development. Growth for the sake of growth will only end up ruining our lovely part of the world only for the benefit of property developers who will move on after they have left their devastating mark.

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

#121

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 6:46:02 PM
Last Modified: Thursday, February 07, 2019 6:53:58 PM
Time Spent: 00:07:55
IP Address: 125.238.203.156

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Emma Peers

Page 4: Feedback

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

I feel that the development in Queenstown is overtaking basic infrastructure. I understand the shortage of houses but surely building more will not help due to the amount of overpriced rentals in the area. The amount of people now in Queenstown are putting a strain on the roads.. housing...water. Fix the problems we have already first before developing more land. Queenstown is fast losing its charm. People don't come here to pay extortionate prices on accomodation, sit in traffic jams and drink questionable water but that is the reality of what they get. Put a hold on further development until these issues are fixed.

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

#122

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 10:20:36 PM
Last Modified: Thursday, February 07, 2019 10:27:05 PM
Time Spent: 00:06:28
IP Address: 115.189.99.126

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Richard George Bowman

Page 4: Feedback

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

This development involving 156 residential dwellings should not be allowed nor any other developments on the Ladies Mile until the current traffic congestion problems between the Ladies Mile and Frankton are solved. Rate payers should not be inconvenienced by infrastructure provision lagging behind subdivision and then have to pay the cost of remedying the problems caused by private 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

#123

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 10:04:58 PM
Last Modified: Thursday, February 07, 2019 10:31:13 PM
Time Spent: 00:26:15
IP Address: 121.75.213.221

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

mark

Page 4: Feedback

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

I am concerned with the proposed development. The current infrastructure cannot cope with any further development in the Ladies Mile area at present. The roads are unsafe, the traffic is backed up well into the school and kindergarten areas on a daily basis and its only a matter of time before there are serious accidents.

Adding 160 more lots of potentially 3-4 vehicles /lot is not a positive move for the community.

The multi story proposal development is on the northern side of Shotover Country, this will impose on all views of coronet Peak for a majority of western area land owners. This area is the gateway to Queenstown and will also be highly viable from the main road on your entry to town (despite the 30m setback from the road with some planting) .

Existing developments such as Bridesdale, Lake Hayes Estate and Shotover Country are well out of view. People don't come to visit or live in Queenstown to be surrounded in subdivisions, they come here to have views of the outdoors/lakes/mountains.

There are far better places for such a development if we even consider it necessary. We are creating these developments to house people that come here to work on the developments. Lets think about the long term goal of this town and image that we want to portray. Lets slow things down a bit and think about how these people are going to get to work each day, where their sewage goes, where there rubbish goes, where there babies are born Where the kids go to school and the elderly are looked after.

Our town is under resourced in vital areas, the last thing that we need right now is another housing estate. Fix the areas in need first, then grow when and if the town can become sustainable to do so.

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

#124

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 5:59:36 PM
Last Modified: Thursday, February 07, 2019 10:35:40 PM
Time Spent: 04:36:04
IP Address: 121.75.87.49

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jason Yang

Page 4: Feedback

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

The development of Laurel Hills will increase the already congested Stalker Road and will bring traffic during rush hour a stand still. The road will run through the back of Max Way will severely decrease the property value of 7 Oxfordshire as the road is coming side by side with the Max Way producing not only noise pollution but also car emission, and an extreme eye sore for residence living on Oxfordshire Ave. The road could have gone a better place. I strongly disagree with this development and very upset to see the road design elevated in front of my property. It is going to affect amount of sun light during winter and decrease the value of the nearby property as majority of the property on Oxfordshire Ave is classified as low density 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

#125

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 11:04:05 PM
Last Modified: Thursday, February 07, 2019 11:12:52 PM
Time Spent: 00:08:47
IP Address: 119.224.37.65

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Ben Parsons

Page 4: Feedback

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

More houses in an area that is so over run with traffic woes is a terrible concept. Infrastructure needs to be improved. How about a 4 lane bridge proposal? Public transport is never going to fix the issue, people always need their own independence.

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

#126

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 9:37:53 AM
Last Modified: Friday, February 08, 2019 9:42:20 AM
Time Spent: 00:04:26
IP Address: 219.89.213.90

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Steve Wells

Page 4: Feedback

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

There needs to be more infrastructure in place with regards to this new sub-division and its transport plan

The proposed entrance onto Stalker road will only exasperate the current standstill the existing housing estate suffers from at peak times.

The development should be placed on hold until either an additional bypass or widening of the current bridge has began.

Another solution would be a merging road that leads out of the sub-division onto the main state highway as opposed to trying to merge with an existing choke point.

In short, Place on hold until further exploratory action has taken place

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

#127

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 9:40:02 AM
Last Modified: Friday, February 08, 2019 10:04:11 AM
Time Spent: 00:24:08
IP Address: 210.55.20.210

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 Laurel Hills Special Housing Area here:

I greatly welcome another Special Housing Area as there is a shortage of residential housing in Queenstown due to saturation of Air B n B's.

We really need affordable housing available for residents closer to the township for work purposes, and it is a concern that there seems to be a trend for developments sites for first home owners to be created further from town e.g. Lake Hawea which isn't ideal as most residents relocated to Queenstown for lifestyle change, not to commute again for over a hour one way to/from work (not to mention impact of traffic & environment with carbon emissions).

Overall concept design of mixture of residential dwellings inclusive of townhouses, utilising solar heating, with location close to public transport looks great.

It is well thought out for both the residents and the impact on the environment (with regards to plans to try to reduce impact of traffic plus long term impact on natural environment regarding solar power).

There is slight concern with exactly how compact each lot & house is, as don't wish to cram residents in like sardines and result in potential traffic jams e.g. increasing traffic from Shotover & Lake Hayes estate. Ensuring a bus stop is created right on site may help reduce effects of traffic to already congested area - the design of a bike & walking track in the designs is good foresight.

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

#128

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 10:06:21 AM
Last Modified: Friday, February 08, 2019 10:44:21 AM
Time Spent: 00:38:00
IP Address: 115.189.103.81

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Morgan John McCammon

Page 4: Feedback

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

My property is located at 13, Oxfordshire Avenue in Shotover Country. I am directly impacted by this proposed development.

Our home sits directly underneath this proposed development location. If this is approved i will loose major winter sun. Not only will we loose Sun, but we will have 2 story houses overlooking our property. We purchased this property under the impression we were located on the very edge of Shotover Country and wouldn't have any further houses above us.

If you are a house backing onto Max's Way you were not allowed to build fences along the road for privacy, however now we are expected to have houses built right on top of us. I guess the covenants for this area of Shotover Country would no longer exist in terms of fencing along Max's Way.

Traffic has always been a major issue in the Lake Hayes and Ladies Mile area due to lack of forward planning and action despite growth and funding. This is going to continue if this development is approved. Queenstown is very limited with its one road in and out situation and i see this housing area creating another 400 cars and having a significant impact on traffic congestion.

The comments made by one of the developments directors that by 2025 NZTA will have improved the traffic flows is utterly false and nothing more than lip service to try and help there chances of a good outcome for them. If you look at the record of NZTA you will see that it is extremely poor and in many cases will only change if it becomes a political issue.

This company might have Queenstown directors but this is still a foreign investment situation and it feels like the community is being sold down the river to overseas money when we clearly have a Government against this policy and campaigned on this in the recent election.

Please reject this application and start protecting our town's landscape.

Laurel Hills 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

#129

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 10:46:34 AM
Last Modified: Friday, February 08, 2019 10:52:23 AM
Time Spent: 00:05:48
IP Address: 45.125.171.176

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Mandy Whitewoods

Page 4: Feedback

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

I'm all for progress and development however is QLDC taking into consideration the road infrastructure. The LHE & Shotover Road turn access roads to SH6 are already heavily congested between certain hours of the morning (it shouldnt take 90 mins to get into Qtn - which it has done in the past).

Surely this should be address before anymore house developments are allowed to add to this already a joke system.

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

#130

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 11:11:59 AM
Last Modified: Friday, February 08, 2019 11:18:51 AM
Time Spent: 00:06:51
IP Address: 210.55.20.210

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

karen whittaker

Page 4: Feedback

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

I do not believe this new development is feasible without serious infrastructure changes to roading, parking, schools, public spaces, parks, community facilities and water supply (to name but a few) but the most serious is currently traffic congestion. Even when the current roadworks are completed at Tucker Beach, the number of vehicles on the road is already at gridlock.

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

#131

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 11:25:02 AM
Last Modified: Friday, February 08, 2019 11:41:35 AM
Time Spent: 00:16:33
IP Address: 125.236.229.2

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jodie Thompson

Page 4: Feedback

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

I feel that this subdivision will put pressure on resources that are already struggling.
It impacts all ages of the community, including children.
Yes they say more roading etc can be put in, but again we are already dealing with the consequences of this at the moment.
And also this puts more pressure on the sub division of shotover country as well.
I work for a local company, and we struggle constantly with parking issues etc in the area as it is.
Houses no longer have 1-2 cars, and something major would have to be done to answer this as well.

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

#132

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 12:30:27 PM
Last Modified: Friday, February 08, 2019 11:58:23 AM
Time Spent: Over a day
IP Address: 111.69.159.27

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Nadezhda Lisitsina

Page 4: Feedback

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

I am opposed to the Laurel Hills subdivision. If new development along Ladies Mile is to be approved it should take place after traffic issues along Stalker Road, the Lower Shotover Bridge, and SH6 are addressed and the proper infrastructure has already been created to accommodate for all proposed new development (above and beyond this proposal). Approvals should not be granted prior to this in expectation that any adverse effects from more dwellings will at some unknown point in time be remedied.

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

#133

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 12:51:51 PM
Last Modified: Friday, February 08, 2019 12:55:35 PM
Time Spent: 00:03:44
IP Address: 203.173.149.49

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Lisa Burroughs

Page 4: Feedback

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

I accept progress is inevitable, but 156 houses is about 100 too many. The Stalker Road roundabout is already congested and the impact on traffic needs to be considered.

Street parking will also be an issue with many of the streets being lane ways, this is already a problem in Shotover Country, let's learn from 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

#134

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 2:03:17 PM
Last Modified: Friday, February 08, 2019 2:35:04 PM
Time Spent: 00:31:47
IP Address: 210.54.90.160

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Richard Powell

Page 4: Feedback

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

Traffic: The traffic assessment report has made assumptions on the effects of the additional vehicle movements, the same assumptions were made for Shotover Country and do not represent the actual vehicle movements that happen, the effects of traffic should be extrapolated from data from an actual traffic survey of what is actually happening in the area, this will remove the assumptions and tell a true story of the traffic effects. More thought needs to be done as to how access is to be provided to the site, perhaps making Stalker Road an entrance only with the exit being a slip lane to the highway.

Schooling: SPS is at capacity, this development needs to be on hold until other schooling options become available, cramming an already full school with more children will be one way to pressure and lose teachers that are hard to get.

Visual: A decent buffer zone at the top of the escarpment needs to be established to ensure existing properties do not lose sun or privacy.

Overall this development should be put on hold until infrastructure has caught up with demand and should be redesigned to be more of a low to medium density residential development more in keeping with what exists in 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

#135

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 2:23:47 PM
Last Modified: Friday, February 08, 2019 2:51:29 PM
Time Spent: 00:27:42
IP Address: 125.236.229.2

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Heather Thompson

Page 4: Feedback

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

I was reading in the Mountain Scene about the proposed Laurel Hills sub division, and saying that they are looking at building 150 houses, really, we have a major traffic problem now, and we have only one main road into Queenstown and no matter what you do won't change that, to me it looks like it's all about making money and not caring about the problems this would cause, we have a beautiful place here that's going to be ruin by people thinking about themselves, and not the effect this would have on Queenstown.
Heather Thompson

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

#136

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 4:06:05 PM
Last Modified: Friday, February 08, 2019 4:09:22 PM
Time Spent: 00:03:17
IP Address: 49.224.227.201

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Bonnie Simon

Page 4: Feedback

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

I disagree with this subdivision due to current roading and infrastructure problems already plaguing Shotover Country & Lake Hayes EstTe residences.

The school is already at capacity and struggling to keep up.

Traffic congestion is at its peak and adding more homes to the already big problem is not the fix

Shotover country is not even finished yet and there are problems.

The retirement village is going to add to traffic problems also.

This must not 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

#137

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 4:38:26 PM
Last Modified: Friday, February 08, 2019 4:43:30 PM
Time Spent: 00:05:03
IP Address: 203.173.148.33

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Brandon Hall

Page 4: Feedback

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

Roads are already at their maximum capacity with Shotover country, without taken into consideration the new lower level of Shotover country.. then trying to add in a whole other development seems stupid. It will have negative visual implications for our street.

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

#138

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 5:57:53 PM
Last Modified: Friday, February 08, 2019 6:09:03 PM
Time Spent: 00:11:09
IP Address: 202.49.81.162

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Alan S. Paris

Page 4: Feedback

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

Traffic is currently untenable and further developments with Queenstown Country Club and increased traffic coming into Ladies Mile from Alex and Cromwell will only make this worse. Clearly adding another development to feed into the Lower Shotover roundabout is a bad idea. An additional 2 lane bridge over the shotover river is required as is 2 lanes all the way to the BP roundabout. Queenstown needs to have an infrastructure catch up and any development on Ladies Mile should not be approved.

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

#139

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 6:08:47 PM
Last Modified: Friday, February 08, 2019 6:15:31 PM
Time Spent: 00:06:44
IP Address: 111.69.188.29

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Gemma Hoddinott

Page 4: Feedback

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

I believe before approving any additional housing around Shotover Country and Ladies Mile a dedicated bus lane/cycle lane (including over Shotover bridge) would need to be developed to allow the additional residents and current residents to move around the region without it taking an hour to travel 6km. Improve the public transport and allow buses to travel without delays and people will catch them.

In regards to more housing development and Shotover School, it's import the school resources and space aren't overloaded too much, with medium to high density housing the kids in the neighbourhood need somewhere to safely run around. Don't fill the whole playground with classrooms 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

#140

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 6:00:49 PM
Last Modified: Friday, February 08, 2019 6:24:52 PM
Time Spent: 00:24:03
IP Address: 222.152.64.149

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sandra Zuschlag

Page 4: Feedback

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

Hello,

I think that it is really important that the people already living below at the back of Max Way will not see the houses above nor be effected in winter by getting less winter sun. It is therefore important to check with the planned house design on top of the bank if the houses cast shade in winter and if they are visible from below.

The houses below have their main living areas facing to the bank, which is north, and would therefore loose their privacy if they can be overlooked by the properties above. I therefore suggest to have an underlying PLANTING PLAN FOR THE BANK which will need to be implemented and maintained by the new owners. These plants will need to be high enough at their mature stage to screen the houses seen from below but allowing a view to the south from the upper properties but not down onto the existing ones.

As winter sun is crucial for the houses below, no evergreen trees should be allowed directly above, especially no beech trees as they grow to 15m and are evergreen, they would impact the winter sun access for the lower properties.

A plan list specific for the bank should be created, listing the trees, plants only allowed on the bank face and at the top of the bank. This list needs to be compulsory for any new property owner. This is very crucial. It is an easy solution but will have a mayor impact.

If you think that the new owners won't be able to realise the planting and maintaining, please keep the bank as a reserve and keep it within the maintenance hand of the developers / council. The planting could also be done by the developers in advance to show their commitment in respecting the existing development below.

Mark the bank as strictly planting area and do NOT allow any structures like but not limited to sheds, spas, decks, chicken coops etc..

Laurel Hills 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

#141

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 7:24:02 PM
Last Modified: Friday, February 08, 2019 8:15:03 PM
Time Spent: 00:51:00
IP Address: 222.152.64.149

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sebastian Reuss

Page 4: Feedback

Laurel Hills Proposed Special Housing Area

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

Hello,

I believe that the houses along the edge of the embankment above Ma's Way will have a visual impact on the houses below but most import that they will taking away winter sun. The landscape and visual impact assessment is not detailed enough, no poles where erected on different positions and photos taken as well as simulations done with the different sun levels during the year. The report is just a guess work. No where is a line showing the 5.5m line of the new development.

Looking at page 46 of the landscape report, the shown cross section F-F" does not take into account any house directly build on the top of the bank. The chosen cross sections kind a find the way past the most crucial situation and therefore hide the areas of the main impact. A cross section thru photo F on page 30 or photo J on page 31 would take this into account.

I am asking the developer to proof the impact of the houses along the bank with real poles and doing another assessment taking the most crucial points into account as mentioned above.

In my opinion should the lower existing houses along Cotswold Court and Max' Way not be affected by loosing sun in winter and loosing privacy. This is an absolute must. The interests of the new development should not overwrite the basic needs for winter sun and privacy of the existing and adjacent properties.

We had a willow tree taken away which was growing at the base of the embankment. Even being a deciduous tree, it had a major impact on the winter sun. I have a photo showing the existing tree as well as a willow smaller and further up but about 4m above the bank and the photos shows the summer shadow of the canopy and it is huge. It definitely will shade the houses below in winter.

To solve this you will need to prove the shade impact as mentioned above. Shift the houses away from the bank edge and lower the house height to 4m which is the average Shotover Country house height.

PLANTS page 53

the list of plants for the bank shows Pittosporums, Manuka, Pittosporum, Pseuopanax and Muehlenbeckia. As these plants grow to 5m it needs to be made sure that they can't be planted high up the bank as they would have an impact on the winter sun as well as they are evergreen.

I an asking you to test the winter sun impact on the lower houses along Max's Way thouroughly. I really don't want to loose any winters sun it would immensely effect my life quality.

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

#142

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 8:35:26 PM
Last Modified: Friday, February 08, 2019 8:46:55 PM
Time Spent: 00:11:29
IP Address: 122.62.155.28

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Cathy Walker

Page 4: Feedback

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

I am totally against this proposal with the amount of lots suggested.

The traffic report has suggested there will be no significant impact to what is already a one entry and exit road onto a state highway. This road is overcapacity already and adding more cars- a lot more than the traffic engineers 0.05 movements during peak travel times as indicated in their report is only going to exacerbate the problem. If there are 156 houses then at least 2 cars will be at each house, considering the state of Shotover country with so many residences having Airbnb or residential units attached to the main house then this is likely to increase to between 3-5 vehicles per household.

For the developers to suggest that they will accommodate a bus slipway... where is the bus going to go when it hits the state highway? That road is still single lane and unless the Bridge is widened to dual lanes then the offer of a slipway is not going to create a solution to increased traffic movements.

The access road into the subdivision is at a bottle neck and dangerous place anyway- how is this going to be mitigated as with sections each side of the road I can't see a median or turning lane being implemented thus creating more traffic backlog from both sides of the road. The sheer volume of sections in this subdivision on our already over burdened infrastructure is only going to be at the detriment of the community, and the greed of the developers and the Council coffers.

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

#143

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 10:02:41 PM
Last Modified: Friday, February 08, 2019 10:04:42 PM
Time Spent: 00:02:00
IP Address: 121.75.83.210

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Ben batterbury

Page 4: Feedback

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

Am all agreed we need more housing but something needs to be included in the development to help traffic congestion already bad in this area going towards frankton

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

#144

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 10:24:53 PM
Last Modified: Friday, February 08, 2019 10:28:56 PM
Time Spent: 00:04:03
IP Address: 125.239.133.249

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Justine McLellan

Page 4: Feedback

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

Outrageous, considering the traffic problems we currently battle most days. The impact on traffic congestion will amplify an already awful situation. I don't think bus lanes and park and rides are going to solve congestion problems as it stands now let alone with the new proposed 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

#145

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 08, 2019 11:12:44 PM
Last Modified: Friday, February 08, 2019 11:13:41 PM
Time Spent: 00:00:57
IP Address: 115.189.102.192

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Lucy

Page 4: Feedback

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

Too much traffic

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

#146

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 12:21:08 AM
Last Modified: Saturday, February 09, 2019 12:26:16 AM
Time Spent: 00:05:08
IP Address: 203.160.126.192

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jackie Rule

Page 4: Feedback

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

I'm all for development but not so keen on all the traffic that comes with the development, the houses and the extra people in an already overcrowded area. Traffic is crazy. I'm sure things are in place to sort this but please keep the community up to date. I'm speaking on behalf of a lot of people who live in the area and I know they are frustrated with traffic and parking but they feel like no one is listening to them.

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

#147

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 7:27:48 AM
Last Modified: Saturday, February 09, 2019 7:29:39 AM
Time Spent: 00:01:50
IP Address: 121.75.85.84

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kelly goodwin

Page 4: Feedback

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

The current infrastructure specifically roaring cannot accomodate any more housing. Surely before any new development is proposed this would be addressed

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

#148

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 7:51:25 AM
Last Modified: Saturday, February 09, 2019 7:53:59 AM
Time Spent: 00:02:34
IP Address: 122.62.248.93

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Louise clark

Page 4: Feedback

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

This is absolutely ludicrous when the current traffic situations have not been rectified. I am all for new housing developments but some longer term issues need to be rectified first. Public transport, schools, services in the aea! This will just be the nail in the coffin for some!

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

#149

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 7:59:43 AM
Last Modified: Saturday, February 09, 2019 8:20:02 AM
Time Spent: 00:20:19
IP Address: 101.100.131.11

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Greig Howell

Page 4: Feedback

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

Everybody is well aware that our roads are already at full capacity. Surely no such developments can go ahead before major improvements to roads are made. Queenstown im sad to say will continue in a downwards spiral of greed and over population which in turn will lead to high levels of polution and crime. The voice of the public should not be ignored. The people in power like anywhere else just seem so corrupt. Please dont ruin this beautiful 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

#150

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 8:35:55 AM
Last Modified: Saturday, February 09, 2019 8:48:25 AM
Time Spent: 00:12:29
IP Address: 121.75.80.21

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Lauren Moore

Page 4: Feedback

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

It would be very disappointing for this to go ahead when the area is already rammed to overflowing.

The current traffic issues are ridiculous and we haven't even added the other housing estate which I believe is going ahead on Ladies mile in to the mix yet.

The school is predicted to be at Capacity, with no room for expansion.

I do not support the Laurel Hills housing estate going ahead until all of our roading and infrastructure is sorted, running efficiently but with room for growth planned.

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

#151

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 9:43:37 AM
Last Modified: Saturday, February 09, 2019 9:45:16 AM
Time Spent: 00:01:39
IP Address: 222.152.64.107

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Joanne Robb

Page 4: Feedback

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

The current traffic chaos EVERY day needs sorted BEFORE you consider any more housing in our area.

This is not rocket science.

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

#152

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 12:01:25 PM
Last Modified: Saturday, February 09, 2019 12:05:45 PM
Time Spent: 00:04:20
IP Address: 222.152.67.171

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Ashley robb

Page 4: Feedback

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

My personal opinion, as I'm sure is shared by many others, is that Queenstown lacks the infrastructure to support an additional intensive housing development, and most certainly not adjoining shotover country.

The traffic surrounding the excessive over construction of houses in SC shows a lack of roading infrastructure and forward planning. If the existing residents can't drive to work in the morning, how do you suppose that will work with an extra thousand cars on the road?

I hope that the council will consider the effects that another large developement will have on our infrastructure, and also the community that we have. We are a town, not a city!! And I dread to see the day that ladies mile becomes a sea of suburbia. That would be a real shame

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

#153

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 2:02:03 PM
Last Modified: Saturday, February 09, 2019 12:06:48 PM
Time Spent: Over a day
IP Address: 203.118.173.93

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Rachel Watson

Page 4: Feedback

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

Crazy idea yes more "affordable" (ha ha ha ha ha.....) housing is needed but seriously the roading needs to be sorted first - it's crazy during peak times at present trying to get out of shotover country (sometimes takes 15 mins just to get from the roundabout to the main road!!!) so adding extra housing where there might be 4+ cars per house (only way people can afford to rent these days is by mixing out number of occupants) and expecting us all to use the only exit madness

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

#154

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 11:46:39 AM
Last Modified: Saturday, February 09, 2019 1:05:25 PM
Time Spent: 01:18:46
IP Address: 103.37.206.22

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 Laurel Hills Special Housing Area here:

Laurel Hills Proposed Special Housing Area

I have read the Ladies Mile HIF Integrated Transport Assessment (ITA) and the Bartlett Consulting Transport Assessment for the Laurel Hills Subdivision (which adopts the findings of the HIF Integrated Transport Assessment). Having read these documents, I do not support any further development along Ladies Mile at this time for the following reasons, which highlight severe capacity constraints for additional vehicles along Ladies Mile and the Shotover Bridge and a lack of feasible solutions in the short term.

1. Section 4.5.2 of the (ITA) demonstrates a need to hold development until appropriate infrastructure is in place, noting that even if no further development takes place along Ladies Mile, transport demand will continue to increase on the Shotover Bridge at a high rate as a result of background growth, and be at capacity within only two years. The second quoted excerpt below further supports a need to hold development until appropriate infrastructure is in place noting that vehicle capacity created by a yet to be constructed park and ride facility would be exceeded within only four years.

"Without any intervention to reduce forecast transport demand, capacity of the Shotover Bridge is expected to be reached by 2021, even under a low growth scenario (Figure 21). Although lower build rates mean that capacity on SH6 is reached later, it is still reached before the development would be complete as a result of background growth".

"It is expected that by 2023, demand will exceed capacity at the Shotover Bridge by the amount of capacity offered by a Park and Ride facility (light blue), even under a low growth scenario."

2. Corridor Modelling within the ITA report identifies that a sustainable solution to traffic demand and capacity for development within the Ladies Mile SHA over 750 houses does not exist (refer section 4.5.1).

"Table 7 shows that, without interventions to reduce demand, capacity is expected to be reached before the Ladies Mile development is complete under all programme scenarios. Demand can be limited in Programme 1 without a park and ride on SH6, subject to the alternative mode shares shown being achieved. Programme 2 is anticipated to require a park and ride on SH6 with a capture rate of 20% by completion. Programmes beyond a yield of 750 houses would require step-change interventions to provide the capacity to allow the required mode shifts. However, this would require higher levels of mode shift than could be reasonably be expected and any off-highway solutions, such as mass rapid transit would be prohibitively expensive."

3. Many of the infrastructure improvements currently underway or available as options in the short term have been identified as likely to have little impact on reducing vehicle demand on the Shotover Bridge e.g. in regard to the Tucker Beach Road intersection improvements, the ITA report concludes at section 4.1.4 that "due to the merge being on the uphill gradient and the presence of a significant level of heavy vehicles, the impact will be relatively minor." In regard to the proposed Arthurs Point Diversion, the ITA report concludes at section 4.1.5 that because of the one-way bridge at Arthurs Point, and because of the additional length of this route "the resulting reduction in demand (i.e. around 30 vehicles per hour) at Shotover Bridge would have minimal effect on capacity of the corridor."

4. In regard to longer term options for reducing vehicle demand on the Shotover Bridge/increasing capacity, the ITA report identifies at section 4.5.1 that "increasing capacity over the Shotover River will cause congestion at bottlenecks further west along the corridor. The bridge currently restricts the amount of traffic reaching Frankton Road, where capacity improvements are less feasible due to geographical constraints. Furthermore, a new bridge may be cost-prohibitive as the river is up to 400m wide and would require a significant structure. For these reasons, capacity upgrades over the Shotover River are unlikely in the short term". Further, the ITA report concludes in section 5 that MRT options are not commercially viable for the Ladies Mile area as population density is too low.

I strongly believe that we must not allow additional development (particularly development that, in this instance, constitutes urban sprawl) to proceed under the guise of providing "affordable" housing, where that development has been demonstrated by traffic assessment and modelling as being likely to result in significant adverse traffic effects that will negatively impact upon the ability of Queenstown residents and tourists to move about the district.

Kind regards,
Hannah Clowes.

Laurel Hills 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

#155

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 3:09:00 PM
Last Modified: Saturday, February 09, 2019 3:10:27 PM
Time Spent: 00:01:26
IP Address: 119.224.36.161

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Ben white

Page 4: Feedback

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

The housing is a good idea. Access to it via stalker road is not. This is already a hugely congested area. There needs to be another way to access the Shotover country subdivision including these new lots.

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

#156

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 3:29:45 PM
Last Modified: Saturday, February 09, 2019 3:32:42 PM
Time Spent: 00:02:56
IP Address: 121.75.219.113

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Candice buchanan

Page 4: Feedback

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

This seems absolutely insane giving the traffic that is trying to get out of Shotover country already. I left the school on Thursday at 8.30am after dropping my sons to school and then didn't get to the event centre until 9.30am. My daughters swim lesson was 9am so completely missed it and have to pull her out as won't get there on time ever with this traffic.
Please consider getting the roading sorted before introducing more cars to the area. This would be mad.

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

#157

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 12:28:50 PM
Last Modified: Saturday, February 09, 2019 4:11:25 PM
Time Spent: 03:42:34
IP Address: 210.86.26.242

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sue van Schreven

Page 4: Feedback

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

I am very concerned about the implications of more housing and ultimately more traffic trying to enter the main roads around Shotover country and Ladies Mile. Trying because at peak hour in the morning currently many days we are at a total standstill. Air BNB's the cost of the housing meaning many people are filling every space with someone renting. And of course more and more traffic. You only have to look at the grass verges around this area at the moment to know there is a huge problem. Cars parked in all the places they shouldn't be because there is simply not sustainable room. PLEASE do not proceed with this until the infrastructure is working properly you will drive long term locals like ourselves out of the district with continual development that is not helping the already bursting community. It is difficult for our staff to be able to start work during normal business hours as the roading congestion is already totally ridiculous. We used to take about 10-12 mins to drive to the CBD area before the roundabouts and roads and developments grew. Now we don't go there we simply don't want to allow 45mins to 60 mins to get to 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

#158

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 4:52:30 PM
Last Modified: Saturday, February 09, 2019 5:07:21 PM
Time Spent: 00:14:51
IP Address: 222.154.184.161

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kirsty Jamieson-Gough

Page 4: Feedback

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

As a long-time resident who travels to Frankton daily for work, I am concerned at the additional traffic which will be generated by these houses. While we have heard promises of roading works to mitigate this, none has eventuated, and there is a huge social cost in parents needing to leave ever earlier to get to work at the same time as they battle congestion. While you can promise all the public transport in the world (and talked of alternatives, as developer Wayne Foley has in promoting his development - from which he will no doubt make a large amount of money), the reality is that each house is likely to house at least three to four vehicles minimum, as people get in flatmates and / or Air BnB customers in order to be able to afford to live here. The residents of Shotover Country already face an extraordinary ordeal getting onto the main road each morning, and this is hardly likely to reduce once the Tuckers Beach intersection is completed, as the number of vehicles coming through the gorge each morning continues to increase. This is a 100km/h zone for those of us leaving Lake Hayes Estate, and it can be a nightmare to navigate. As a teacher, I have had children late to school because their bus was caught up close to Nerin Square, unable to even progress on to the highway. It feels remarkably like a developer is using the SHA in order to create a profit for themselves, with not a thought for the many families, workers and residents who will be disadvantaged even further by construction traffic, congestion and increased numbers of cars on the road. Anyone driving around LHE or SC these days can see there are few homes with only two vehicles, and road verges have already been destroyed by the many cars seeking a parking spot. The much-vaunted bus service does not provide an express ride directly into town, so people I've spoken to avoid it because nobody wants to stand at Frankton for extended periods waiting for a transfer to and from work. I used to be able to leave for work at 7.45am and be there by 8am, but I now leave home about 7.10am to get there by 7.30am and avoid the horrendous queues leaving LHE and getting through the roundabout at Lower Shotover. Without a clear vision and actual plans in place to create AND FUND effective roading solutions not hollow promises, the QLDC does its local community a massive disservice in pandering to developers at our expense. Perhaps a community wellbeing survey which actually asked about the stresses and time-wasting which our roading network causes would give you a clearer picture of which it is we deal with daily. You continue to risk losing the very heart of the community that makes our place special; our people, our families, the children, the service workers who make this town.

Laurel Hills 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

#159

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 5:27:36 PM
Last Modified: Saturday, February 09, 2019 5:33:10 PM
Time Spent: 00:05:33
IP Address: 115.189.96.113

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Marnie Reid

Page 4: Feedback

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

I am a born and bred Queenstownian, the place has grown and grown, i have tried to be zen about it, but i now realise that Queenstown has cancer, and if we dont stop the spread she will die.... even if we slow down to let her entrails (pipes, roads, water etc) catch up... p.s the smell of the sewage plant would most people off, but maybe not a greedy developer

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

#160

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 8:36:29 PM
Last Modified: Saturday, February 09, 2019 8:38:21 PM
Time Spent: 00:01:51
IP Address: 125.237.254.116

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Tintin

Page 4: Feedback

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

As a LHE resident, my opinion is the traffic problem should be put in priority, now we have had overload traffic in this area, I don't think there are any more capacity for the new houses. Cheers.

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

#161

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 11:29:00 PM
Last Modified: Saturday, February 09, 2019 11:31:12 PM
Time Spent: 00:02:12
IP Address: 125.239.131.190

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Paul waters

Page 4: Feedback

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

Push the development forward and while the titles are being issued please use the time to sort out the traffic flow problem that currently exists in the area particularly at the BP roundabout.

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

#162

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 11:51:36 PM
Last Modified: Sunday, February 10, 2019 12:16:00 AM
Time Spent: 00:24:24
IP Address: 203.173.150.131

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kate Smith

Page 4: Feedback

Laurel Hills Proposed Special Housing Area

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

This can not be allowed to go ahead. Since building our home in LHE 13 years ago, more and more development has been granted without proper consideration for traffic and infrastructure leading to a poorly serviced densely over developed area on the arrowtown side of the shotover bridge.

My main issue is the 45 minute commute to Frankton from Lake Hayes Estate. My son who is now in year 8 has to get up at 6:30 in order to catch a school bus leaving LHE at 7:45 so he can be at Remarkables Primary School by 8:45. The same for all the high school students.

When he was in year 1 I could easily drive him to school in 10 minutes.

We now frequently have to wait in lines of traffic to simply leave our street in LHE and take our place in traffic tailing back through the estate that means we take 30 minutes just to leave LHE and then join further tail backs that take 20-30 minutes to get from the LHE exit to Frankton.

We desperately need another bridge that joins Shotover Country and Lake Hayes Estate with the ring road below the airport. I appreciate this is the longest stretch of the river but it is the only logical place for a bridge. It also enables high school students to bike to high school (an exercise desperately needed to keep teenagers fit and active).

It would be negligent for council to grant further housing development without a second bridge. Central Government needs to help shoulder the cost of this bridge if tourism is promoted as one of NZ's top three income earning industrys and Queenstown is the jewel in the tourism crown.

I strongly object to this high density housing development. It will become mostly rental accomodation with 3- 4 cars per property.

If it was foolishly granted council approval the roads need to be wide enough to accomodate parked cars and commuter traffic.

It is reckless to even contemplate this commercial development when the road and bridge have exceeded capacity and capability.

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

#163

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 10, 2019 6:39:45 AM
Last Modified: Sunday, February 10, 2019 6:45:19 AM
Time Spent: 00:05:33
IP Address: 49.224.94.33

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Abhishek Hari

Page 4: Feedback

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

Great opportunity for first home buyers, more rental properties on the market that will make it easier for locals to move into.

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

#164

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 10, 2019 7:01:45 AM
Last Modified: Sunday, February 10, 2019 7:12:06 AM
Time Spent: 00:10:20
IP Address: 125.239.29.216

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Catherine Margaret Macdonald

Page 4: Feedback

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

No more development along ladies mile.

1. The morning traffic congestion is out of control already. Crawl all the way from Lake Hayes. Already causing unnecessary stress for commuters going to Frankton or Queenstown.
2. The Shotover Bridge is already at max levels for traffic.
3. Aspen made the same mistake developing the whole of Hwy 82 from Glenwood to Aspen. A beautiful valley turned into an eyesore.
4. Affordable housing should go up not out in Frankton or Queenstown. Keep cars off the road.
5. NZTA need to build better infrastructure before any more development projects are considered along ladies mile or Kingston road.

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

#165

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 10, 2019 7:27:21 AM
Last Modified: Sunday, February 10, 2019 7:30:26 AM
Time Spent: 00:03:05
IP Address: 121.75.212.118

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Leah

Page 4: Feedback

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

The infrastructure in and out of shotover country needs to be addressed prior to cramming any more houses down there.

The traffic is unacceptable and the thought of 300+ more cars would be incredibly disruptive to all the current 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

#166

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 10, 2019 7:59:15 AM
Last Modified: Sunday, February 10, 2019 8:07:34 AM
Time Spent: 00:08:19
IP Address: 121.75.83.253

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Bernice long

Page 4: Feedback

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

Not a good idea council. Shotover country and LHE has become congested enough. With its school expanding its already will be bringing more traffic and people to the area. The sections are getting smaller and more shared housing who is bringing at least 3 cars per household. It takes me 40 mins to get to work in the mornings and I only work on Glenda drive which should take me 3 mins. The roads need to get sorted first before you go and bring more cars to the area. There is only 2 roads leading into SC and this is just bringing more congestion. You should be looking at land in other areas of Queenstown to develop in to balance out the community instead of squeezing all into 1 area. Please don't go ahead with this for the sake of our 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

#167

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 10, 2019 8:37:30 AM
Last Modified: Sunday, February 10, 2019 8:43:21 AM
Time Spent: 00:05:50
IP Address: 121.75.219.138

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jeremy Knight

Page 4: Feedback

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

I'm not against development such without it we wouldn't have been able to get into our first property however the infrastructure needs to catch up. State Highway 6 I believe it is, Ladies Mile, can no longer handle the amount of traffic movements that are currently on it this needs to be addressed. this needs to be fixed, so putting extra housing onto that road does not make any sense, the traffics already a nightmare. And make it affordable, cap section prices at 250k. No point selling land for land bankers. It could be a development of empty houses that wont help the local housing market.

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

#168

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 10, 2019 7:40:11 AM
Last Modified: Sunday, February 10, 2019 9:29:01 AM
Time Spent: 01:48:49
IP Address: 203.211.72.255

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Mark Crook

Page 4: Feedback

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

I oppose the development.

The focus of the proposal appears to be to build as many houses as possible. This high density housing looks like an inefficient use of space. Apartments such as the ones being built near 5 mile seem a more effective way to accommodate people. Is the proposed subdivision aiming to solve the accommodation shortages, or to serve the private interests of the developers?

I also oppose the development because it appears to be yet another car-centric development that relies on individual use private vehicles for transport. Queenstown is already over saturated with cars. The increase in cars has caused Queenstown to become more congested, polluted & more dangerous. Another high density car centred subdivision will overload the already stretched infrastructure, such as the Shotover Bridge. Transport problems that will be caused by this subdivision are mentioned in the high level transport assessment by Bartlett Consulting.

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

#169

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 10, 2019 7:34:27 PM
Last Modified: Sunday, February 10, 2019 7:38:13 PM
Time Spent: 00:03:45
IP Address: 121.75.215.227

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Maria Barrs

Page 4: Feedback

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

Please do not expand more housing in this area, there is just enough infrastructure to cope with the growing population. Currently we can wait up to 45mins to get out of Stalker road. Adding more housing will only make this worse.

Enough's enough. Queenstown is becoming a very undesirable place with this rate of GROWTH with no concern over how we are going to cope in years to come.

Please stop the 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

#170

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 10, 2019 7:58:34 PM
Last Modified: Sunday, February 10, 2019 8:03:08 PM
Time Spent: 00:04:34
IP Address: 202.36.149.5

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Siobhan early

Page 4: Feedback

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

Please don't build any more houses until traffic issues have been addressed.

I could also add to traffic- schools, sewage, a decent hospital and the environment- eg the state of our lakes and rivers

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

#171

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 10, 2019 8:06:26 PM
Last Modified: Sunday, February 10, 2019 8:19:38 PM
Time Spent: 00:13:11
IP Address: 121.99.130.61

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Rachel Tregidga

Page 4: Feedback

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

Whilst I support the provision of additional housing, I cannot and do not support this SHA due to the impact it will have on both the local and state highway networks the development will feed on to.

There is already a severe traffic problem for traffic exiting SHC at peak morning periods, and having read the traffic report, I cannot understand how the modelling will show that this will not have a greater impact than suggested.

I appreciate that there is a view that the Tucker Beach Road intersection improvements, once completed, will ease the situation, however, it is my belief that this will not result in a great difference in the waiting times for those trying to get through the Stalker Road roundabout (heading towards Frankton / Queenstown).

In addition, Shotover Primary School has a current capacity of 650 students, and once the planned expansion is complete, a capacity of 900 students, with the commensurate number of teaching and support staff. The Ministry of Education does not offer school buses to this school.

The Shotover bridge is at or nearing capacity and this development will put further pressure on this infrastructure.

Public buses are already significantly held up in traffic at peak times, and the addition of this housing development, joining Stalker Road where it is proposed, will make the situation untenable for both those in private vehicles and on public 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

#172

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 11, 2019 7:37:01 AM
Last Modified: Monday, February 11, 2019 7:49:46 AM
Time Spent: 00:12:45
IP Address: 203.118.172.184

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Rex Charlesworth

Page 4: Feedback

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

The traffic in this area is unmanageable at the moment with all there extra houses we will have virtual gridlock every morning and evening and it will actually stop the main road into Queenstown for an extended period twice a day. Niether the public or emergency services will be able to get through in this period. How does this reflect on out beautiful town which is being destroyed by people just making a quick buck with ill thought out developments. A cap should be set on developments in Queenstown before it is destroyed by developments that can't be supported by the infrastructure. Excessive development is destroying our beautiful 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

#173

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 7:04:14 AM
Last Modified: Monday, February 11, 2019 7:59:14 AM
Time Spent: Over a day
IP Address: 122.56.26.101

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Andrew Clarke

Page 4: Feedback

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

I strongly object to this proposal. You need to fix the failing infrastructure and understand first and up skill your in house staff rather outsource.

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

#174

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 11, 2019 8:53:54 AM
Last Modified: Monday, February 11, 2019 9:00:45 AM
Time Spent: 00:06:50
IP Address: 119.224.37.58

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Paul Lups

Page 4: Feedback

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

There is no infrastructure to support any new development east of BP. Once provisions have been put in place to allow free flow of traffic, carpark buildings in Queenstown and Frankton, a through road to Glenorchy etc then start approving more developments. Any new developments should be focused around Coronet peak (Gorge Road - Dalefield) with a car parking facility around the old high school, and maybe a shuttle from there to Town.

Once you have appropriate infrastructure to support these ridiculous developments then think about building. Right now this council has done nothing but tarnish Queenstown's beautiful reputation and scenery, and the rest of the country is laughing at us.

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

#175

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 11, 2019 9:31:07 AM
Last Modified: Monday, February 11, 2019 9:38:14 AM
Time Spent: 00:07:07
IP Address: 219.89.127.11

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Helen Taylor

Page 4: Feedback

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

As an owner occupier family in Shotover Country, residing on Stalker Rd (opposite Max's Way) I oppose the proposed special housing area.

I am greatly concerned regarding the traffic congestion which already exists on the road, with further planned stages in Shotover Country already going ahead and no planned roading infrastructure improvements to alleviate the problem, already of concern.

Any additional traffic would be a further burden on the existing roading - wouldn't be smart planning.

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

#176

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 11, 2019 8:07:42 AM
Last Modified: Monday, February 11, 2019 11:09:36 AM
Time Spent: 03:01:54
IP Address: 111.69.159.220

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Daniel Barlow

Page 4: Feedback

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

Though not entirely opposed to the area proposed being developed into housing I am strongly opposed to the intense nature of what has been applied for here. I also have serious concerns over the proposed access roading and the impact this will have on both the direct neighbours (to the south of Max's way) and the other road users from Shotover Country who will be affected by this traffic coming out onto Stalker road.

I feel the intense nature of the development will be severely detrimental to the surrounding neighbourhood.

I also feel that before any more development is considered for the Ladies Mile area or surrounds that more foresight needs to be put into roading and infrastructure such as an upgrade to the Shotover bridge to a minimum 3 if not 4 lanes and a major interchange built at the Frankton (terrace junction) roundabout.

The Frankton golf course has had its day and I think the land could be better used as a transport hub, interchange and extra sporting facilities and carparking for the Event centre. There are surely already enough Golf courses in 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

#177

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 11, 2019 3:25:37 PM
Last Modified: Monday, February 11, 2019 3:29:46 PM
Time Spent: 00:04:08
IP Address: 153.111.226.103

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Marcus Hinderman

Page 4: Feedback

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

Simply put, no development should proceed in this area until the infrastructure has caught up. The roading network simply can not handle the extra traffic that will be generated.

If there was means for an alternative arterial road this would be acceptable, however I understand that a couple of years ago the QLDC stopped that alternative access.

Another option would be to improve the linkage via that Gondola, this seems to be talked about a lot, perhaps the Council should start being a driving force there.

It is all good and well to approve this, that, and everything, but you need to invest in the infrastructure to support it; I appreciate that the Queenstown-Lakes has a limited source of income, which is why this development should simply be put on hold until the infrastructure has caught up.

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

#178

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 11, 2019 7:42:46 PM
Last Modified: Monday, February 11, 2019 8:06:19 PM
Time Spent: 00:23:32
IP Address: 121.75.212.103

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Nicole Fairweather

Page 4: Feedback

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

I have serious concerns introducing more dwellings to the Shotover Country-Lake Hayes Estate area. With new houses still being built: Bridesdale, Shotover Country, Queenstown Country Club, the traffic situation is going to get even worse than the current unacceptable congestion we encounter daily. Yes Quail Rise traffic is having a slight impact being redirected around the Shotover Country roundabout, however the crux of the problem is the sheer number of vehicles departing the aforementioned areas direction Frankton and Queenstown. A 8 minute journey from LHE to Glenda Drive is now twenty minutes plus. It is not the traffic in the morning, the traffic homeward bound to these areas is also incredibly tiresome. With multiple vehicles trying to get out of Glenda Drive/Hawthorne (workers and high school pick ups) and along the main stretch in front of five mile and Pak N Save from Queenstown, the traffic is incredibly slow moving. A 7 minute journey now takes 30+ on a standard day - add more traffic heading to Laurel Hills, and Ladies Mile, is going to exacerbate the situation. I know development is happening but without roading solutions, and seeing how they actually operate to alleviate the traffic issues, I strongly hope you don't sign off another residential development in the Shotover Country/Lake Hayes Estate/Ladies Mile area. Plus it would be really nice to keep areas green in the district, too much housing and development.

Thanks

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

#179

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 12, 2019 8:11:27 AM
Last Modified: Tuesday, February 12, 2019 8:28:16 AM
Time Spent: 00:16:48
IP Address: 150.107.172.24

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Beverley Howarth

Page 4: Feedback

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

Too many houses - leading to a worsening of traffic problems in and out of our area, and where are they all going to park with sections being so small. Would also like to see no 2 storied houses especially along to crest of the hill which will shade our area in winter, and we will loose privacy!

Roading along Ladies Mile and another bridge needs to be sorted before starting this development,
Otherwise it would make a lovely place to live.

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

#180

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 12, 2019 9:54:47 AM
Last Modified: Tuesday, February 12, 2019 10:34:12 AM
Time Spent: 00:39:25
IP Address: 219.88.69.117

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Tim Sinclair

Page 4: Feedback

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

Consideration of this proposal (and similar proposals) should be deferred until such time as infrastructure issues (traffic in particular) have been addressed.

Traffic congestion in this area has been a source of increasing frustration to me, and other Shotover/Lake Hayes Estate residents I have spoken with. In my view, this proposal will only make matters worse. Access to the development is via Stalker Road, which is routinely gridlocked at peak morning traffic times. This will only be exacerbated by downstream developments (i.e. future stages of Shotover Country, Bridesdale Farm, Onslow Road SHA, SHA on northern side of Ladies Mile, workers commuting from Cromwell and further afield etc).

The OPUS Integrated Traffic Assessment recognises the significant strain on this corridor, the accessibility challenges, NZTA's reluctance to address the Shotover Bridge bottleneck etc, but yet further development continues unabated. One of the "solutions" suggested is to "capitalise on change opportunity" through the encouragement of alternative travel choices. This does not recognise the inadequacy of the public transport options in this area and also the large number of people residing in the locality for whom the use of public transport is simply not an option, such as tradespeople who rely on their vehicles for work purposes.

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

#181

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 12, 2019 12:13:11 PM
Last Modified: Tuesday, February 12, 2019 12:14:43 PM
Time Spent: 00:01:32
IP Address: 125.236.230.249

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sarah

Page 4: Feedback

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

Eye sore on our house. Completely block off views of coronet peak for us.

Think you need to sort the roading and traffic issues before you add more stress onto them.

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

#182

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 12, 2019 12:28:37 PM
Last Modified: Tuesday, February 12, 2019 12:41:35 PM
Time Spent: 00:12:57
IP Address: 125.236.230.249

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Hamish Brown

Page 4: Feedback

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

Although I wholeheartedly support the opening up of land in the basin for residential development as this is essential to the towns growth I cannot support this current development without some issues being resolved:

- 1) Traffic movements, already the bridge is at capacity and the ability to flow this new traffic through Shotover Country and into town/Frankton is limited. Further housing along 'Ladies Mile' without consideration to the additional cars and traffic movements is reckless.
- 2) School capacity. It's disappointing to hear Shotover Country will soon be the largest Primary School in the South Island - they are building more classrooms on their limited fields already, adding further kids/families with the expectations they will also attend SPS will impact on the space further and soon there won't be enough room for the children to play as freely and in the space that many of the existing residents expect and value about living in a town such as QT.
- 3) Size of section.. 100m2 is crazy small!! I know it's important to cater for all types, but with the costs to buy and build here the need for extra bedrooms/units to provide the necessary income on such a large investment will mean there are likely to be more people living in each home that might otherwise be expected on a national level.
100m2 dictates there is likely to more cars parking on the street, less room for greenspace, creating clutter and the possibilities of encroachment into public spaces.

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

#183

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 12, 2019 12:44:20 PM
Last Modified: Tuesday, February 12, 2019 12:50:17 PM
Time Spent: 00:05:56
IP Address: 111.69.156.18

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Mia McGregor

Page 4: Feedback

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

I am disappointed to hear that the developers are requesting a special housing area adjacent to Shotover Country. Our road network is currently under tremendous strain with the current vehicle movements in the area and there has been no viable solutions presented to solve this. The new special housing area is likely to have many house + unit properties as does Shotover country which will further add to the congestion. Furthermore, development in such a highly visible area will spoil the rural aspect of current Shotover country owners and all travelling along the highway.

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

#184

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 12, 2019 12:54:15 PM
Last Modified: Tuesday, February 12, 2019 12:57:14 PM
Time Spent: 00:02:59
IP Address: 115.189.102.176

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Matt grant

Page 4: Feedback

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

The traffic is already a time waste as it is and cannot be avoided I drive for my job and there needs to some serious upgrades around that area of town, mayb a river service taxi to be implemented to reduce traffic

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

#185

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 12, 2019 1:21:19 PM
Last Modified: Tuesday, February 12, 2019 1:37:01 PM
Time Spent: 00:15:42
IP Address: 210.55.20.210

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Laura Rutkovska

Page 4: Feedback

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

I oppose this proposed development. This town already is struggling with traffic and vehicle movement and there would be a significant negative environmental impact affecting all Wakatipu Basin.

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

#186

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 12, 2019 3:20:08 PM
Last Modified: Tuesday, February 12, 2019 3:23:20 PM
Time Spent: 00:03:11
IP Address: 124.157.127.10

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Allyra McGrath

Page 4: Feedback

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

I am strongly opposed to any increase in residential or commercial development in the Five Mike/ Ladies Mile or Lake Hayes areas until the road is improved.

Traffic is in gridlock every day throughout that entire area and it would be exacerbated by not only this but any future 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

#187

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 12, 2019 5:12:11 PM
Last Modified: Tuesday, February 12, 2019 5:18:41 PM
Time Spent: 00:06:30
IP Address: 118.149.212.182

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kayleigh Murray

Page 4: Feedback

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

Absolutely ridiculous idea. The town is already at breaking point in terms of infrastructure and traffic congestion during main commuting hours. A development of this size will only multiply a problem that exists and is not being dealt with. You can't keep allowing further and further increases in resident population without pre-planning for the consequences. The road systems in this town cannot and do not cope with the situation as it is already. I actually can't believe the council is even considering more sub divisions!

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

#188

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 12, 2019 6:24:15 PM
Last Modified: Tuesday, February 12, 2019 6:29:02 PM
Time Spent: 00:04:47
IP Address: 121.75.212.214

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sharn Asher

Page 4: Feedback

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

I am so against this mainly because the traffic is terrible and a small town like this should not have the traffic congestion problems it has now.. This is only making matters far worse.. How can it even be this far through given the towns current situation.. I strongly vote "NO"

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

#189

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 12, 2019 7:43:10 PM
Last Modified: Tuesday, February 12, 2019 7:59:03 PM
Time Spent: 00:15:53
IP Address: 58.172.222.55

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Tim Reid

Page 4: Feedback

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

Queenstown need to sort out its infrastructure for the houses and population we have before we add more housing developments

The current traffic issue is ridiculous as the town is growing too fast with huge lack of foresight

We are still yet to see the affects of Hanleys on the town, I don't think anyone should be thinking about developing anything until we fix what is very broken and in future plan ahead, preempt the effects of Housing developments and take appropriate measures by putting in required infrastructure before the development starts so we can handle the influx of people and vehicles in Queenstown

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

#190

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 12, 2019 8:32:15 PM
Last Modified: Tuesday, February 12, 2019 8:38:00 PM
Time Spent: 00:05:44
IP Address: 125.238.188.7

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Christel Shaw

Page 4: Feedback

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

This sub division is going to greatly negatively impact the already congested traffic in the area. It will further increase the population size of school and put a bigger burden on the teachers. The school is already too big. This subdivision will increase the number of students at Shotover primary and further comprise each child's experience at school.

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

#191

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 13, 2019 12:37:31 PM
Last Modified: Wednesday, February 13, 2019 12:45:24 PM
Time Spent: 00:07:52
IP Address: 210.54.90.59

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Charles Donald Reid

Page 4: Feedback

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

Whilst I fully believe we need additional land / sections to house a growing population, I believe this has to be within the bounds of infrastructure to cope with the demands. The major issue I see is traffic. At present to get from Risinghurst Ave to the round about Stalker Road and State highway takes around 15 minutes. The time would be considerably increased if traffic did not adopt a zip approach at the various roundabouts within Shotover Country. This time factor does not include the time it then takes to "zip" at the roundabout at state highway and merging from 2 lane to 1 lane heading down to Shotover Bridge. I accept the impact of the bypass as a result of Quail Rise road works however this has no impact on the time to get up to the State highway round about. Quite simply the current road network does not cater for the existing number of peak hour road users let alone adding additional. I believe we need to address the roading issue before this development can proceed.

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

#192

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 13, 2019 2:50:31 PM
Last Modified: Wednesday, February 13, 2019 2:54:50 PM
Time Spent: 00:04:19
IP Address: 125.239.128.39

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Candice Tovey

Page 4: Feedback

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

This will be significantly adding to the existing traffic congestion problems out of Shotover country. Would like to see an alternative entry/exit point that does not involve Stalker road and aid in relieving the current congestion rather than increasing traffic. Thanks

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

#193

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 13, 2019 3:10:50 PM
Last Modified: Wednesday, February 13, 2019 3:15:36 PM
Time Spent: 00:04:45
IP Address: 120.136.56.214

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Wayne Stiven

Page 4: Feedback

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

Laurel Hills Proposed Special Housing Area

I am strongly opposed to the proposed Laurel Hills Subdivision my submission is based on traffic congestion.

Firstly, the proposed subdivision access off Stalker is completely out of the question. As I'm sure you will know there is significant gridlock in Shotover Country on weekday mornings between 8am and 9am exiting shotover country. This gridlock was already in effect before the Tuckers Beach road intersection works commenced, it has got worse since this works started, however given there are >200 dwellings to be built and occupied in Shotover Country this gridlock will be maintained and likely get worse.

The current modelling in the Laurel Hills proposal and in the Opus ladies mile SHA analysis fails to address the reality that Shotover Country has become a largely high density subdivision with 3-4 Br + 1 unit houses being let by the room effectively making a large portion of Shotover Country "apartment living". This reality need to be reflected in traffic modelling where there is a much higher house to car ratio and vehicle movements than has been modelled. If the proposal were to go ahead the same rent by the room model would also be in place in Laurel Hills, again effectively doubling or tripling the modelled vehicle movements.

Shotover Country has not been fully developed, there are still a large number of dwellings to be built along with the commercial area that also as residential dwellings, many of these will be multi-tenanted i would submit that Stalker road is at capacity during peak times now, there is no way that Laurel Hills traffic can be added to the current gridlock in any capacity, there is no effective mitigation other than a completely different access route.

I would also submit that the proposed traffic mitigations are grossly inadequate and will make no material difference.

Providing a slipway for a bus will just add to congestion and the fact remains that the bottle-neck of the Shotover Bridge remains making any sort of "express lane" basically redundant or of token benefit at best.

Park and ride options will only serve a limited number of users given the wide dispersal of workers around the greater Frankton area and this will not suit many potential users again making this mitigation of token benefit

I also think the modelling of out of district commuters needs to be revisited, at my work currently we have 5 commuters from Wanaka, 3 from Cromwell and 2 from Alexandra, where 3 years ago there were none. This is a very strong trend that needs to be remodelled in the traffic flows into the Ladies mile area.

Before any further development is allowed there needs to be realistic assessment of the current traffic flows and house/car occupancy ratios and vehicle movements.

The negative economic effect of this is for some commuters it's taking 45 mins to 1 hour just to get to work from Shotover Country to Frankton, collectively that is a major productivity drain on people and businesses in the area.

I would submit that roading/bridge infrastructure needs to be in place before any new development is undertaken, do the job properly, tinkering around with park and rides and buses is not an solution, it's a token gesture.

The Ladies Mile SHA is ill conceived and the Opus report transport recommendations are not viable and will result in major gridlock on the greater Lake Hayes on a daily basis.

With the housing bubble subsiding both here and in Australia means that the drive for "affordable" housing is not necessary, the market is doing its job. Furthermore the SHA will not provide affordable housing anyway, all that will happen is investors will pay \$1m+ for houses they can let out of a room by room basis.

Finally, to reiterate my points, Stalker road is already at capacity at peak time with the build out of consented Shotover Country to still be complete. Laurel Hills cannot proceed under any circumstances even at ¼ the number of proposed houses will be too much additional traffic.

Laurel Hills 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

#194

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 13, 2019 8:27:16 PM
Last Modified: Wednesday, February 13, 2019 8:45:45 PM
Time Spent: 00:18:28
IP Address: 121.75.85.71

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Will Grigor

Page 4: Feedback

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

The morning road congestion coming out from Lake Hayes Estate and Shotover Country at this present time is chronic. No new housing developments should be approved in these areas until a solution to this is successfully implemented.

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

#195

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 13, 2019 9:40:48 PM
Last Modified: Wednesday, February 13, 2019 9:42:40 PM
Time Spent: 00:01:52
IP Address: 203.118.174.225

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Helen Bygate

Page 4: Feedback

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

Insufficient infrastructure to support additional development in this 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

#196

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 13, 2019 10:51:25 PM
Last Modified: Wednesday, February 13, 2019 11:12:09 PM
Time Spent: 00:20:43
IP Address: 203.100.211.51

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Glenn

Page 4: Feedback

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

I am for the further developments within this area to enhance the areas growth, however until roading network and greater infrastructure is vastly improved none should be taking place. Central government needs to step up and support the area as the current rate payers cannot be expected to constantly subsidise the growing number of visitors, or we run the risk of becoming city with no local families as we can't afford to remain here. Find a way to sort out the already blocked up roading network, failing water supply and sewage systems first of all, without just hiking rates. Would increases in large scale development contributions aid this? Could these larger scale subdivisions be made to do infrastructure items prior to commencing development, therefore the repair is done before the damage occurs maybe they could do new sewage systems to the plant therefore not overloading the current system. Please just look at the long term effects this will put on our already strained systems and get a long term solution as band aids don't last long in a shower.

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

#197

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 2:22:13 PM
Last Modified: Thursday, February 14, 2019 8:24:53 AM
Time Spent: Over a day
IP Address: 122.56.204.174

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kerryn Lee Boniface

Page 4: Feedback

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

The current infrastructure, and the roading/transport network in particular, cannot cope with the number of residents and visitors living in or near Lakes Hayes Estate.

It took 58 minutes by bus from Hope Avenue to the Frankton Bus Shelter. That's an average travel speed of 0.113 km/hr and a total distance of about 6.6km. The pressure on the roading/transport network is extreme. This is impacting on, and continues to impact on quality of life for residents and visitors alike.

Proceeding with such an SHA in this location, before the appropriate level of infrastructure is implemented to account for current demand and future growth would be foolhardy and do a disservice to the Lake Hayes Estate/Shotover Country community who deserve a high quality of life and the ability to enjoy enhanced amenities.

Until such time as an effective and mandatory (rather than possible) plan is developed and sufficient capacity in place (a significant challenge given the unique geography of where we live and the physical limits preventing two-laning etc.), I am against the proposed Laurel Hills Special Housing Area because it will take us further away from the positive community outcomes we need to get to.

Finally, the proportion of affordable housing at 10% is not reflective of what our community needs. A proportion of between 70% and 80% would seem more reasonable and realistic to counter the daily pressures Queenstown businesses face in attracting and retaining staff in the region, and allow people the ability to not be priced out of the housing/rental accommodation market as has been the case here for some time.

These comments made as a private individual.

Laurel Hills 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

#198

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 15, 2019 6:54:04 PM
Last Modified: Friday, February 15, 2019 7:04:06 PM
Time Spent: 00:10:02
IP Address: 121.75.81.204

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Micaiah Neale

Page 4: Feedback

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

Given the traffic pressures already placed on the Shotover area during peak hours, adding to that congestion without addressing the already existing traffic issues would be irresponsible and extremely stupid. Rooding infrastructure must be expanded before additional demand is put on the network.

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

#199

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 09, 2019 3:23:02 PM
Last Modified: Saturday, February 16, 2019 3:54:05 PM
Time Spent: Over a day
IP Address: 121.75.212.37

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Tamsin Clark

Page 4: Feedback

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

Please stop all housing development until you have the infrastructure in place! Roothing in the Basin is an absolute nightmare with all the bottlenecking and tourists not knowing how to use roundabouts or tourists and some locals not knowing how to zip when lanes are merging!

Let's focus on building a bigger hospital including having an after hours doctors clinic like everywhere else in NZ which is 24 hours! We need more schools and you need to sort out our waste water, and the state of our waterways is an absolute disgrace, we need decent bicycle lanes to keep our kids safe... before adding more issues!

The QLDC are absolutely destroying Queenstown and what for? All in the name of money!

Another issue we have, by developing so much there is a pattern developing with the increase of crime.

Stop and listen to the community... your community because you're driving locals away - born and bred Queenstowners including those who have been living here for 10-30+ years!

You cannot keep trying to grow Queenstown when we do not have the basic amenities!

The eye sore coming into Queenstown is revolting - everything is spread out and looks disjointed and we really love the powerlines going all over the place!

Laurel Hills 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

#200

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 17, 2019 5:16:54 PM
Last Modified: Sunday, February 17, 2019 5:26:24 PM
Time Spent: 00:09:30
IP Address: 125.239.132.83

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Natasha Murray

Page 4: Feedback

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

There is way too much congestion in this area, we don't need any more traffic, especially not coming out of Shotover Country. Queenstown will be known all over the world for its traffic queues and congestion instead of its beauty and tourist attractions! I have lived in Queenstown since 2003 and it is such a shame to see this crazy traffic problem!

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

#201

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 18, 2019 8:24:51 AM
Last Modified: Monday, February 18, 2019 8:32:01 AM
Time Spent: 00:07:09
IP Address: 210.86.28.117

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Vicky Hibbett

Page 4: Feedback

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

I already leave the house 40 minutes earlier than I did because of the traffic, the bus service is not good enough with the long wait in Frankton to swap buses. Our roads and transport facilities are simply not good enough to allow for that many more people.

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

#202

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 18, 2019 10:32:39 AM
Last Modified: Monday, February 18, 2019 10:36:24 AM
Time Spent: 00:03:44
IP Address: 203.118.174.204

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Melissa Bradley

Page 4: Feedback

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

Hi

I as so many have probably already said how this is beyond acceptable. I fully understand the need for more housing but this has been very ill prepared with regards to access roads.

You only have to stand at the top of Shotover Country to see the already knock on affect of too many cars and badly laid out roads. Great that you can provide housing opportunity for families etc but this project needs to have its own road access in and out, not over spilling onto a road that is already bumper to bumper for best part of the morning.

Thank you
Melissa

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

#203

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 18, 2019 1:46:32 PM
Last Modified: Monday, February 18, 2019 1:53:13 PM
Time Spent: 00:06:40
IP Address: 125.236.214.218

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Adam Matheson

Page 4: Feedback

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

I have the following concerns

- Increased traffic on and around the Shotover Country roundabout and across the bridge as it is at or above max at the moment.
- Access from subdivision onto Stalker Road and the congestion this will cause.
- Drop in the capital value of the immediate neighbours properties as it looks as if they will be looked directly down on from this project.

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

#204

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 18, 2019 10:06:35 PM
Last Modified: Monday, February 18, 2019 10:24:45 PM
Time Spent: 00:18:10
IP Address: 121.75.80.209

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

v heath

Page 4: Feedback

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

I am not in support of the Laurel Hills subdivision regardless if it is a SHA. For every house built there will be at least a minimum of 2 cars.

The council and NZTA need to sort out the current road traffic issues.

Tourists do not come to NZ to sit in traffic, they can do that in their own country.

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

#205

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 19, 2019 10:41:27 PM
Last Modified: Tuesday, February 19, 2019 11:05:26 PM
Time Spent: 00:23:59
IP Address: 121.75.83.125

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Stephen Hardy

Page 4: Feedback

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

I do not feel the Laurel Hills special housing area should be approved.

The area is already over developed with Lake Hayes Estate and Shotover Country and the infrastructure is past capacity.

Queenstown is a very desirable place to live and I feel the council is being forced to try to meet the demand for housing, there needs to be more thought put into Queenstowns future and major improvements made to the infrastructure before more development is approved.

Lets not let Queenstown become a place that people no longer want to live and tourists no longer want to visit.

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

#206

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 20, 2019 7:53:01 AM
Last Modified: Wednesday, February 20, 2019 7:54:16 AM
Time Spent: 00:01:14
IP Address: 121.75.213.166

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Victoria Delport

Page 4: Feedback

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

Too many houses! Pure greed

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

#207

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 20, 2019 9:49:30 PM
Last Modified: Wednesday, February 20, 2019 9:59:13 PM
Time Spent: 00:09:42
IP Address: 125.239.129.248

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Roly and Jan Elder

Page 4: Feedback

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

The traffic is a nightmare now can the council explain how another subdivision coming onto the road will get over the bridge safely and how long is it going to take workers to get to work on time as the traffic is almost stopped and banked up from 8 o'clock till about 9.30 already. A lot more thought needs to be addressed from council.

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

#208

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 21, 2019 11:06:06 AM
Last Modified: Thursday, February 21, 2019 11:11:41 AM
Time Spent: 00:05:34
IP Address: 210.54.242.41

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Shane Pratley

Page 4: Feedback

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

The traffic impacts of the additional houses will be massive. The mitigation measures proposed of public transport will not work. The majority of residents at Shotover Country and Lake Hayes Estate are trades people who need their vehicles for work, they cannot take the bus to work.

The bridge needs to be upgraded, that is the only way that the traffic issues will be sorted out properly. The adverse effects of traffic on the amenity values of existing surrounding residents is already very high with out adding hundreds of more vehicle movements to an already heavily congested road.

The proposal makes sense in terms of making use of existing waste water, stormwater, water and power services that have been installed for Shotover Country, but definitely not until the traffic effects are able to be robustly mitigated..

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

#209

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 21, 2019 1:45:17 PM
Last Modified: Thursday, February 21, 2019 1:52:20 PM
Time Spent: 00:07:02
IP Address: 49.224.122.179

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jo stirling

Page 4: Feedback

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

I live on Oxfordshire ave 3 houses from the round about it can right now take me 10 min to get from my house to the round about . And let's not mention the leg up the hill to the next round about. It is not uncommon for a 45 min trip to get to glenda drive. From shotover country u can pretty much get anywhere in the district in 10 -12 min. At the moment during peak times it is taking a good 30min to get anywhere. Adding another 150 houses is going to add another at least 300 cars if not 500 cars to this mix every morning which is going piss everyone off even more and going to push good citizens further out of town. So I say no to more cars.

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

#210

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 21, 2019 3:15:17 PM
Last Modified: Thursday, February 21, 2019 3:21:36 PM
Time Spent: 00:06:18
IP Address: 121.75.83.125

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sally Andrew

Page 4: Feedback

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

More housing on the ladies mile and access off stalker road is only going to add to the continued traffic problems across the basin. I believe there is need for a better infrastructure to be in place before we can start developing any further. In summary I am against the Laurel Hills Special Housing Area being approved.

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

#211

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 21, 2019 2:29:50 PM
Last Modified: Thursday, February 21, 2019 3:54:05 PM
Time Spent: 01:24:15
IP Address: 201.236.131.210

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

John Arthur james Cushen

Page 4: Feedback

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

Hi,
I am at present in Santiago Chile and have partially written a submission in the last hour.....Communication is not great...did you receive one from me.
John Cushen
Quail Rise

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

#212

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 21, 2019 4:03:41 PM
Last Modified: Thursday, February 21, 2019 4:19:38 PM
Time Spent: 00:15:56
IP Address: 201.236.131.210

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Amanda Jane Cushen

Page 4: Feedback

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

I am opposed to the proposed Laurel Hills 156 house sub division

1. Traffic congestion. 156 houses will dramatically increase traffic in the area which is already very congested even prior to the Quail Ruse intersection works
 2. Visual impact. Increased housing will reduce the attractive rural setting when entering Queenstown High value visitors to this area expect to see the natural environment surrounding this beautiful part of the world.
 3. Infrastructure Are we currently keeping up with population growth Our "host community " doesn't appear to think so
 4. 109% Pure. Guardianship of our land
- The environment's impact of our land needs to be taken into consideration when approving developments like these ... is this considered sustainable 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

#213

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 3:13:13 PM
Last Modified: Saturday, February 23, 2019 3:15:02 PM
Time Spent: 00:01:49
IP Address: 119.224.46.153

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kate Jelinek

Page 4: Feedback

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

I'm against it for the fact the road systems can't handle the amount of traffic as it is

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

#214

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 3:09:43 PM
Last Modified: Saturday, February 23, 2019 3:35:47 PM
Time Spent: 00:26:03
IP Address: 49.224.75.143

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Chelsea Roper

Page 4: Feedback

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

I'd love to not have to be stuck in traffic!!! Adding all these houses on to an already crammed traffic system is STUPID!! I'd rather leave the subdivision than deal with the the proposed plans.

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

#215

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 3:29:38 PM
Last Modified: Saturday, February 23, 2019 3:41:25 PM
Time Spent: 00:11:47
IP Address: 122.62.129.59

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Mark Taylor

Page 4: Feedback

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

I have massive concerns over traffic management. It currently takes 15 minutes or greater to get out of Shotover country (normally 1 min) between 7.30-9 every morning, this has had a significant impact on myself and other employees of our contracting company, we have also had to reschedule supply and material pick ups because traffic is backed past the lake Hayes turn off. More housing in this area is only going to contribute further to this horrendous road infrastructure. I am well aware there is additional pressure, due to roading changes by the bridge, but this issue was present before the works began (although this road was done several years ago, and the lack of planning saw a redesign a few years later at great expense). Adding additional pressure, to an already overburdened roadway, is nothing short of irresponsible and short-sighted.

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

#216

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 3:41:14 PM
Last Modified: Saturday, February 23, 2019 3:43:23 PM
Time Spent: 00:02:09
IP Address: 121.75.216.24

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Judi kean

Page 4: Feedback

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

Need to fix the road situation before building more houses - Queenstown area can't cope!!

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

#217

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 4:21:26 PM
Last Modified: Saturday, February 23, 2019 4:36:07 PM
Time Spent: 00:14:41
IP Address: 121.75.85.135

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Damian Green

Page 4: Feedback

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

I am against any future development until we have the roading sorted...

I am all for development in the future as I know people need places to live but until we sort the traffic problem in the area it is stupid to add to the problem.

Just a thought wouldn't it be better to access the new sub-division from the main state highway and making the developer pay for a new roundabout?

I think if someone was to need to turn right in to Laurel Hills coming down the hill on Stalker Road this could be another choke point if 2 or more residents were sitting there waiting to turn. I'm guessing the turning bay would only house a couple of cars meaning when it is full traffic would not be able to pass down into the estate. We desperately need a bus lane to help the school kids get to school on time and make using the bus an option for local residences.

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

#218

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 4:37:22 PM
Last Modified: Saturday, February 23, 2019 4:42:35 PM
Time Spent: 00:05:13
IP Address: 125.239.135.202

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Katherina Grant

Page 4: Feedback

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

The road access suggestion is so ridiculous, it is insanely stressful at the moment sitting in the traffic, the majority of people not being busy able to take public transport as they need vehicle for work (tradies etc) and/or having multiple young children to drop off before work. The impact of these added vehicles to the overloaded road would be too much.

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

#219

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 4:42:20 PM
Last Modified: Saturday, February 23, 2019 4:49:47 PM
Time Spent: 00:07:27
IP Address: 119.224.37.96

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sunitha Karunakaran

Page 4: Feedback

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

I am not happy with the entrance of this new housing area and not happy with developing more houses at this new subdivision Laurel Hills with just 1 road to excess in and out. This will be causing more traffic and it's already worst enough now. The traffic getting out of our subdivision is extremely bad as we have to leave 1 hour or more before start of work time and on other times it only takes 3 minutes. It's frustrating enough and don't need more houses and few hundreds more cars on the same road. Build more roads and then get more houses in like other cities in New Zealand.

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

#220

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 4:57:59 PM
Last Modified: Saturday, February 23, 2019 4:59:48 PM
Time Spent: 00:01:48
IP Address: 111.69.188.242

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Andrew

Page 4: Feedback

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

I support the Laurel Hills SHA. There is a lack of housing available in the Queenstown region and many first home buyers do not have the opportunity to purchase homes here. While issues such as transport links are a valid concern, many of the people who oppose the Laurel Hills SHA are those who were fortunate to get on the housing ladder when prices were much more affordable or own multiple investment properties. They claim their concerns are due to transport or environmental issues but, in my opinion, they are mainly worried that their house values may go down and they won't be able to continue charging extortionate rents and taking advantage of other people. The owner of the house I rent in Shotover Country charges \$1400 a week in rent (combined between the main house and a small attached unit), which they justify by claiming it is the market rate. It is this kind of greed that is ruining Queenstown and I support attempts to build additional housing areas provided that schemes to mitigate environmental impacts are included in the plans.

There was the same opposition for these new subdivisions before Lake Hayes Estate, Shotover Country and Bridesdale Farm were built. I wonder if the owners in these new subdivisions were opposed to them as well because the exact same arguments about transport and the environment were made at that time? Or does their opposition to housing development only start once they have bought their own house?

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

#221

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 07, 2019 9:45:38 PM
Last Modified: Saturday, February 23, 2019 5:10:58 PM
Time Spent: Over a week
IP Address: 203.118.173.124

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Susan Kay

Page 4: Feedback

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

Simply put NO!!

The infrastructure of the local roading network does not cater for these additional houses.

At the moment I take up to half an hour to get out of Shotover Country on a morning. There has been proposed an additional 30 properties to go in within the existing boundaries of Shotover Country which will probably add another 60 cars on a morning.

Laurel Hills with its proposed 155 additional properties will most likely add another 300 cars minimum. As some of these properties will be 3 or 4 bedroom there will no doubt be many of these that become multi-occupancy or have additional units added, in these cases instead of 2 cars you may be looking at 4 cars. This will most likely bring the number of additional cars to 400.

Therefore the time to get out of Shotover Country would therefore increase drastically.

NZTA have stated that the slow down of traffic coming out of the subdivision is not due to the current road works at quail rise but due to the massively increased numbers of cars using the roundabout at Ladies Mile and Lower Shotover

Additional to this the proposed housing at Arrowtown will also increase the number of cars travelling along Ladies Mile or Lower Shotover road and using the roundabout and Shotover Bridge slowing movement out of Lake Hayes and Shotover Country.

From a personal perspective I would not have bought a house out here had I been aware of the plans to build up this area. The Special Housing was put through without realising the full implications to the area.

There needs to be a massive overhaul of the infrastructure before any additional housing bring put in.

Roading requires a major work with more input from other agencies including NZTA and Central Government to assist with plans for widening of roads into Queenstown and either widening of current or additional bridges across the Shotover river.

As a start an alternative access to Laurel Hills would be an option with the estate being entered off Lower Shotover/Old School Road. This would allow a number of cars to head off to Arrowtown or Arthers Point/ Gorge Road without having to join the roundabout on Ladies Mile/Lower Shotover.

However this option of an exit from Shotover Country on to Old school road should be looked at for the current roading capacity problem.

Laurel Hills 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

#222

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 5:32:18 PM
Last Modified: Saturday, February 23, 2019 5:37:32 PM
Time Spent: 00:05:14
IP Address: 121.75.81.220

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Alison Brownlie

Page 4: Feedback

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

I strongly object to any more development of the area until the infrastructure can cope with the amount of traffic which this development would produce especially at peak times. Even with the amount of houses we have at the moment traffic is at a standstill during peak times

Although the school is being increased in size I think in the near future this is not going to be big enough for the amount of families moving into 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

#223

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 5:38:12 PM
Last Modified: Saturday, February 23, 2019 5:45:34 PM
Time Spent: 00:07:21
IP Address: 111.69.159.14

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Ashlee Hyde

Page 4: Feedback

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

Traffic congestion needs to be addressed prior to adding additional vehicles to the roads.

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

#224

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 5:51:16 PM
Last Modified: Saturday, February 23, 2019 5:52:51 PM
Time Spent: 00:01:34
IP Address: 121.75.83.199

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Tash

Page 4: Feedback

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

Traffic is already ridiculous enough we don't need anymore!!!

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

#225

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 6:01:50 PM
Last Modified: Saturday, February 23, 2019 6:02:49 PM
Time Spent: 00:00:58
IP Address: 121.75.215.50

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Lisa Anderson

Page 4: Feedback

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

Not until the roading situation has been sorted out!!

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

#226

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 6:50:36 PM
Last Modified: Saturday, February 23, 2019 6:52:37 PM
Time Spent: 00:02:01
IP Address: 121.99.220.177

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Pedro Landau Albrecht

Page 4: Feedback

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

Until NZTA sorts roading infrastructures,all developments should be in halt. Im against the Laurel Hills 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

#227

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 7:06:26 PM
Last Modified: Saturday, February 23, 2019 7:10:04 PM
Time Spent: 00:03:37
IP Address: 121.75.216.7

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Abbey Duncan

Page 4: Feedback

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

I hope that this does not go ahead . We need more infrastructure around this area to ensure the current levels of traffic are managed . At the moment it's causing considerable concern . Especially with another preschool going in there - that means another 50 or so cars getting in and out each morning.

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

#228

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 7:43:06 PM
Last Modified: Saturday, February 23, 2019 7:49:57 PM
Time Spent: 00:06:50
IP Address: 121.75.215.176

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Aaron paddon

Page 4: Feedback

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

The roading infrastructure needs to be sorted before any more subdivision are allowed the traffic is crazy as its not the road works on the bridge causing the problems only one way in and out seems to get worse every day definitely a no from me

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

#229

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 8:08:46 PM
Last Modified: Saturday, February 23, 2019 8:12:34 PM
Time Spent: 00:03:47
IP Address: 222.152.82.218

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Lynette

Page 4: Feedback

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

Against proposal due to the congestion it will cause on stalker Road. There is already serious congestion problems on this road.

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

#230

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 8:19:17 PM
Last Modified: Saturday, February 23, 2019 8:22:48 PM
Time Spent: 00:03:31
IP Address: 49.224.109.171

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Mariska Bruce

Page 4: Feedback

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

Unless there is going to be additional roading from Laurel Hills onto the main road completely against it- no one can get out of Stalker road as it is let alone adding another subdivision

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

#231

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 8:47:36 PM
Last Modified: Saturday, February 23, 2019 8:56:45 PM
Time Spent: 00:09:08
IP Address: 203.173.150.124

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kylee Evans

Page 4: Feedback

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

No thanks. This can not go ahead. Not until you sort out the road infrastructure and traffic congestion. It is an absolute joke getting out of Shotover Country. Shouldn't take 20 minutes to travel 400metres or 45minutes to get to town. By adding another 150 houses/400 cars will be absolute chaos!

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

#232

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 8:45:39 PM
Last Modified: Saturday, February 23, 2019 8:57:24 PM
Time Spent: 00:11:45
IP Address: 203.173.143.160

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kevin renard

Page 4: Feedback

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

I'm sure i don't need to go over the "stop the uncontrolled growth of what used to be the most beautiful place in NZ"

I will just say this: 160 houses, with an average of 4 hospitality and construction workers sharing 1 house. Let's say 3/4 of them if not more will own their own car. That's another 480 cars adding to the circus that is the « ladies mile to frankton » nightmare.

i understand Jim Boulton used to be a land developer and it's probably quite hard for him to say no to his old pals... but something needs to be done to stop the destruction of what used to be an adorable alpine town.

My wife and I have lived here for 7 years now. We have decided recently to leave Queenstown in March as we (and most of our long time local friends) feel like this place is going straight to hell due to the greed that drives it.

We wish you good luck, and hope that if we ever come back on a ski holiday in the future we will find a town that isn't clogged by traffic or disfigured by greed.

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

#233

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 9:26:37 PM
Last Modified: Saturday, February 23, 2019 9:29:27 PM
Time Spent: 00:02:49
IP Address: 118.93.124.19

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Juliet scott

Page 4: Feedback

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

This should not go ahead. Congestion in the area is already causing significant issues. The current roads are not maintained to the level they should be so it appears this is another money grabbing scheme.

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

#234

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 10:22:01 PM
Last Modified: Saturday, February 23, 2019 10:26:30 PM
Time Spent: 00:04:29
IP Address: 121.75.85.135

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Suzanne Green

Page 4: Feedback

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

I am not against the housing development but it is crazy to add to the Shotover Country/Lake Hayes traffic issues. It's totally unacceptable to have the access in and out of this new housing area off Stalker Road. It already takes 30-40 minutes just to get out of SC in the morning! Come on!!!!

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

#235

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 11:11:57 PM
Last Modified: Saturday, February 23, 2019 11:18:04 PM
Time Spent: 00:06:07
IP Address: 121.75.217.6

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Adam Mullally

Page 4: Feedback

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

Until the roads and infrastructure can handle current numbers and projected growth no more problem inducing developments should be consented. As of now we are almost so far behind the ball that we have lost the game, set and match.

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

#236

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 1:18:28 AM
Last Modified: Sunday, February 24, 2019 1:26:36 AM
Time Spent: 00:08:07
IP Address: 122.62.248.247

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Leanne Kafra

Page 4: Feedback

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

I am against the above. The roads in this area cannot cope with the current level of traffic. Commuting from Shotover Country to town has become as stressful and long as it is in Auckland. Unless the roads are amended BEFORE this development is permitted in order to accommodate the uplift in traffic that would be generated then I am 100% against it. Public transport was purportedly going to fix current issues however it is completely ineffective so cannot be relied on as the answer to the extra traffic from Laurel Hills. I am already concerned at delays in case of an emergency, adding more delays would be irresponsible and short-sighted if laurel hills was to be approved.

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

#237

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 6:49:18 AM
Last Modified: Sunday, February 24, 2019 7:49:56 AM
Time Spent: 01:00:38
IP Address: 49.224.126.212

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Rebecca Paris

Page 4: Feedback

Laurel Hills Proposed Special Housing Area

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

As I lie here in bed in Dunedin, away from Queenstown for one short weekend, the thing that I notice most is the silence. You can hear a pin drop. I am staying in a residential neighbourhood in St Claire away from the ocean.

I have lived on Old School Road, for five years. We came to Queenstown for the outdoor lifestyle and friendly locals who had settled here from all over the world. We were wowed by the natural beauty and clean air. We thought the location we chose was perfect - bordered on one side by the QT bike trail and the other by the river. We knew we would hear the odd plane and we would have some traffic noise when the leaves from the crack willows had fallen but balanced that with the short 15 minute ride to the centre of buzzy Queenstown, and the Alpine Events Centre for my swims and yoga. The high school was in QT but the school bus picked up the kids from a 'safe spot' on Lower Shotover and it was a short ride in.

What have you done Queenstown? Where did the peace and tranquility go? So you sent in a few more flights of day trippers and then you built on the reserved green space at Shotover Country for a special housing project. Fair enough we thought, that 'promised' equestrian space sounded too good to be true. Queenstown 'needed' more shops so you built those and then you needed more housing for people to work in those shops. The grandparents weren't getting any younger so there was another Special Housing project and Ladies Mile saw cute cookie cutter houses spring up. No berms to block our view of them. Remember there was a little argie bargie over the trees on Ladies Mile and we all got rattled? Seems so long ago now and so grass roots. More roadings needed to connect the new bits of development. Quail Rise you definitely need a safe entrance on the busier road because someone somewhere didn't make you build it in the first place so now, not only do we have the earth manoeuvres and compacting during the day, they sometimes see fit to start at 1 am, yes that's right 1 am. The first time I thought we were experiencing an earthquake. Remember I mentioned that beautiful river alongside my property? Beautiful open delta for bird life and families to enjoy? Beep beep beep go the trucks. Crunch, clunk dump goes the gravel to feed the roads, houses and shops. Shake rattle and roll quite literally all day.

Queenstown just stop. Think for a moment what we want collectively for our families and our future. I know I would like a day when I could enjoy a little peace, less flights, less gravel pulling, less earth compacting. A 15 minute ride to Queenstown would be a bonus. A beautiful place I only go to when I have guests staying. I want to enjoy the fine dining and shops too but who has the energy and time to tackle the traffic? I would like a community again. I would like the people who represent me to put our community first - the community that is here, now. We do need to build. We need our own hospital and a community centre to join our big family together for arts and sports. I would like to get to know the people who are here now. I don't just want to say hello and goodbye to our short stay visitors. I want us to have names. I want us to be proud and protect the beauty of where we live.

I haven't really mentioned the traffic. Do I need to? Most of us witness it every day. The buses were a good push but there are many of us that cannot be assisted by a better bus service and never will be. Please please please Queenstown Decision Makers, stop this knee jerk planning. Take several deep breaths and come together to rescue our town. You know it is out of control.

We all know the line to the song 'They paved paradise, and put up a parking lot'. That is us. That is our Queenstown.

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

#238

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 8:02:42 AM
Last Modified: Sunday, February 24, 2019 8:09:52 AM
Time Spent: 00:07:09
IP Address: 203.100.211.137

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kylie Trainor

Page 4: Feedback

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

As a resident of LHE (soon to be Shotover Country), the traffic congestion is already absolutely ludicrous. Your proposal to place the entrance/exit way to Laurel Hills on Stalker Road is going to make it near impossible to get anywhere in the mornings. Sort the traffic and roading problem out first, THEN think about adding those extra few hundred cars/occupants from new houses to an already backed-up road!

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

#239

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 8:05:04 AM
Last Modified: Sunday, February 24, 2019 8:16:57 AM
Time Spent: 00:11:52
IP Address: 101.100.131.201

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Katrina van Beusekom

Page 4: Feedback

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

You can't possibly build another subdivision where the only access is off stalker road. Come and sit in our traffic jams each week day morning to get out of stalker road and tell me how more cars needing to get out will help the situation.

Build the subdivision if you must but access can't possibly be off Stalker Road otherwise your traffic management advisers need to be fired if they think it won't make things worse!!

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

#240

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 8:10:53 AM
Last Modified: Sunday, February 24, 2019 8:19:16 AM
Time Spent: 00:08:22
IP Address: 125.238.188.110

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jodie Climo

Page 4: Feedback

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

I am against the new housing development as I feel it will create more traffic congestion to the area than we already have - this needs to be fixed before another 150 more houses are added to an already struggling route. We are sitting in a continuous 4 hours twice daily of traffic congestion & the completion of the Tucker's Beach turnoff will give no relief, as traffic still comes in from the Lake Hayes end. Please rethink before building.

Thanks

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

#241

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 8:45:11 AM
Last Modified: Sunday, February 24, 2019 8:53:27 AM
Time Spent: 00:08:15
IP Address: 121.75.82.209

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Bronwyn mcgregor

Page 4: Feedback

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

I would strongly oppose any additional housing in SC. From 7.30am to after 9am traffic coming out off SC in diabolical. It can take 40 minutes to exit the estate.

Another 156 houses adds at least this many extra cars each morning, given many will have rooms rented and are likely to be 3 car households the traffic flow is likely to be significantly higher.

I know I didnt move to this side of town to have a 45 minute commute to the airport each morning for work!

Infrastructure should be the priority currently not more housing.

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

#242

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 8:48:29 AM
Last Modified: Sunday, February 24, 2019 8:53:54 AM
Time Spent: 00:05:25
IP Address: 111.69.190.226

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

André Richard Chalmers

Page 4: Feedback

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

This is really simple it's near impossibke to get to frankton or queenstown and then get home again, to even comtemplate more housing and traffic even a few cars is ludicrous, an awful lot more road works and planning needs to happen before you can give the green light to a new development and the forward planning by the council has not kept up with the pace, sort the transport issue out first cause its really really bad like unliveable and don't say yes to any developments such as laurel hills,

Thanks
Andre

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

#243

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 10:52:46 AM
Last Modified: Sunday, February 24, 2019 10:59:35 AM
Time Spent: 00:06:48
IP Address: 115.188.209.245

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Bryn Barnett

Page 4: Feedback

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

this housing development is only going to contribute to an already shocking traffic problem in the area. an entrance/exit on Stalker Rd is a terrible idea.

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

#244

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 11:06:12 AM
Last Modified: Sunday, February 24, 2019 11:30:32 AM
Time Spent: 00:24:20
IP Address: 125.238.204.8

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jennifer Smart

Page 4: Feedback

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

I completely understand the need for more housing in Queenstown. There is a need to provide affordable homes for the workers who drive our local economy and I want to see inclusive provisioning for people of all socio-economic strata. It's important to me that Queenstown becomes an inclusive 'forever home' for everyone who wants to live here.

However, we need to approach new developments with caution. I am concerned after attending the recent Water Quality Forum hosted by Crux that there is not enough accountability for developers. It seemed that a lack of rigour around developers meeting council requirements has lead to recent decreases in water quality - this was admitted by a number of panelists on the night, including Council's own representatives. If this development proceeds, I urge the Council to hold all contractors accountable for degradation of the fresh water surrounding the site. We cannot forsake our natural taonga for the short term benefits of quick development.

I see that the current stormwater reticulation is not sufficient for but with some 'augmentations', will be deemed suitable: "New infrastructure already exists that can be augmented as required to cater for additional demand." I'm not convinced that this has been mapped carefully enough. New Zealand has a long history of underestimating population growth which results in infrastructure that is outdated almost as soon as it is completed - look at public transport systems in Auckland, Wellington as examples.

How certain is the Council of the following finding in the Pawson Taylor report? "Stormwater would be managed for the development by a combination of onsite treatment and discharge to existing network and is not expected to have effects on existing infrastructure." The Lakes have already experienced the effects of poor stormwater management.

Please seek more expert advice on this. We have to get it right.

Laurel Hills 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

#245

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 12:29:57 PM
Last Modified: Sunday, February 24, 2019 12:33:14 PM
Time Spent: 00:03:17
IP Address: 115.189.103.187

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Celestino Nagal

Page 4: Feedback

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

Lahrel Hills should have their own entry/exit point. The congestion in Shotover Country Entry/exit point is bad enough as it is. I am not against building more houses, all I want is a separate entry/exit point.

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

#246

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 3:11:20 PM
Last Modified: Sunday, February 24, 2019 3:18:32 PM
Time Spent: 00:07:11
IP Address: 125.238.206.232

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Susana dos Santos

Page 4: Feedback

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

I don't necessarily appose the development, but the access and parking needs to be reconsidered.
Why not take the entry/exit point off the State Highway before the roundabout. You could do a slip way onto the SH and the road is wide enough to accommodate an entry point (like you have around Lake Hayes).
You have to be realistic and realise that there will be at least 2 - 3 cars per household and packing the houses in like that will just look messy and congested with cars parked on the street.(just like Shotover).

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

#247

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 6:48:08 PM
Last Modified: Sunday, February 24, 2019 6:53:14 PM
Time Spent: 00:05:05
IP Address: 203.173.143.8

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Shannon Hankins

Page 4: Feedback

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

As per usual it would appear that money is talking much louder than common sense, and though one would assume common sense prevails I am here to have my say as a rate payer and resident of Shotover Country. In case you hadn't heard there is already significant congestion on the roads to exit out of Shotover Country each and every morning. There are ques of cars down the hill backed out to the second or third roundabouts. And now in addition to the ridiculous amount of houses you want to approve right next to me you want to allow another 156 houses, that is at least 300 more cars heading out one exit! Please reconsider this plan, it is not feasible to put the extra strain on the residents of Shotover Country, unless you can provide another exit but my understanding is that is not an option, so back to common sense council!

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

#248

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 6:57:25 PM
Last Modified: Sunday, February 24, 2019 6:58:45 PM
Time Spent: 00:01:19
IP Address: 203.173.140.115

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

ivy Gu

Page 4: Feedback

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

please NO! we don't need more traffic in the morning

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

#249

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 7:12:45 PM
Last Modified: Sunday, February 24, 2019 7:23:35 PM
Time Spent: 00:10:49
IP Address: 121.75.83.199

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Shirley Davis

Page 4: Feedback

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

There is already a huge problem with the traffic out of Shotover Country and we don't need any cars adding to this problem.

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

#250

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 7:46:04 PM
Last Modified: Sunday, February 24, 2019 7:49:45 PM
Time Spent: 00:03:41
IP Address: 175.45.87.79

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Chris Watson

Page 4: Feedback

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

Im not so much against the subdivision itself, but rather where the proposed entrance and exit of it is.
This is not a good idea hence the already very congested Shotover Country exit on Stalker 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

#251

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 8:21:48 PM
Last Modified: Sunday, February 24, 2019 8:27:38 PM
Time Spent: 00:05:49
IP Address: 121.75.83.199

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Greg Davis

Page 4: Feedback

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

To even consider this new subdivision is unbelievable when the traffic is so bad to get In and out of Shotover country ! The roading system needs sorted before any thought of this plan is considered!

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

#252

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 9:57:57 PM
Last Modified: Sunday, February 24, 2019 10:02:59 PM
Time Spent: 00:05:02
IP Address: 203.173.140.115

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Tyler Harkin

Page 4: Feedback

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

I feel too many houses have already been approved, however we have not seen any information regarding a dual lane bridge being implemented. The traffic will congest at the weakest points and at the moment It may be better to improve the infrastructure before building even more houses.

The traffic is already bad enough at peak times, fix that instead of making it worse.

Cheers

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

#253

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 10:04:18 PM
Last Modified: Sunday, February 24, 2019 10:08:30 PM
Time Spent: 00:04:12
IP Address: 125.239.129.156

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Daniel Ooi

Page 4: Feedback

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

I agree the housing area, young family like myself cant afford to own a house in Queenstown. Does young couple like me need to be force out from Queenstown? NZTA can expand the road to double lane each way and increase the route around the area. early start for public bus service might help because people needs to be in town by 6am to work.

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

#254

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 25, 2019 5:55:39 AM
Last Modified: Monday, February 25, 2019 6:04:44 AM
Time Spent: 00:09:05
IP Address: 203.173.140.244

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Melanie Watson

Page 4: Feedback

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

We live near the intersection at the base of the hill coming into Shotover Country, and watch the heavy congestion of traffic going into Queenstown each day not only on Stalker Road but on our road, as people try to avoid getting stuck in traffic. This traffic starts from 7am (when I get back from the gym each day) to about 9.30am, making it impossible for people get to work/school on time. It concerns us that there will be greater congestion once another side street has been added, with such high density housing meaning a greater number of cars (compared with the retirement village which would only have one car per household). Please reconsider this access point from stalker road, it makes no sense at all. People are not willing to sit in their car for 25 minutes just to get out of the subdivision (it has taken me on a number of occasions this long to get from the shotover school drop off to the top of the hill on stalker road). 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

#255

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 25, 2019 10:00:42 AM
Last Modified: Monday, February 25, 2019 10:04:48 AM
Time Spent: 00:04:06
IP Address: 58.28.210.70

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Daniel Grice

Page 4: Feedback

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

There is currently terrible traffic congestion in Shotover country every morning. This new sub division will only add to this congestion. Please consider create another exit out of Shotover country I.e the old school road.

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

#256

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 25, 2019 2:02:41 PM
Last Modified: Monday, February 25, 2019 2:09:25 PM
Time Spent: 00:06:44
IP Address: 122.56.210.89

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Anna cameron

Page 4: Feedback

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

With the current traffic congestion and lack of infrastructure it seems ridiculous to even complete adding another subversion in the mix. QLDC need to start listening to the people! We're all fed up with all the development and lack of forethought to prevent this terrible traffic congestion! No more development until our traffic woes are sorted!

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

#257

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 26, 2019 2:35:11 PM
Last Modified: Tuesday, February 26, 2019 3:55:14 PM
Time Spent: 01:20:03
IP Address: 111.69.159.126

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Ella O'Reilly

Page 4: Feedback

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

Given the well documented and serious traffic management issues already existing for Shotover Country, Lake Hayes Estate and Bridesdale, allowing another 130 road movements at peak times as proposed under the Laurel Hills proposal will only exacerbate this. Whilst I accept Queenstown needs a higher supply of housing, allowing more satellite suburbs where overwhelming numbers of residents need to travel for work isn't strategically or effectively managing this growth, merely aggravating existing pressure points.

In order to work, shop or visit services all residents of Shotover Country, Lake Hayes Estate or Bridesdale need to travel on one road. There are currently few effective alternatives to this issue - the bus routes are not direct, requiring changeovers which do not always align, and the walking/cycling tracks require significant fitness. Hence there is no 'carrot' to remedy the 'stick'. Given that each dwelling will likely have more than one vehicle, provision should also be required for adequate parking, which I don't see on the proposal - all but a handful of dwellings only have one off-street park indicated.

Further development of this area should therefore not be approved until these issues have been effectively mitigated.

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

#258

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 26, 2019 6:54:19 PM
Last Modified: Tuesday, February 26, 2019 6:56:37 PM
Time Spent: 00:02:17
IP Address: 121.75.216.175

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sarah Fletcher

Page 4: Feedback

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

I think the housing area is great but have great concerns about the traffic pressure out onto SH6 and in particular onto Stalker road where there is already considerable congestion at peak times.

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

#259

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 26, 2019 8:52:30 PM
Last Modified: Tuesday, February 26, 2019 9:02:22 PM
Time Spent: 00:09:51
IP Address: 111.69.191.27

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 Laurel Hills Special Housing Area here:

I do not support this area being developed as housing. I have three main concerns:

The traffic congestion in this area even now is seriously bad and will become impossible with much more housing . Public transport has not made much improvement in this and it is naive to imagine that residents here will not have as many cars per house as Shotover Country or Jack's Point (which both have regular bus services).

Developing this area as housing will have a negative impact in terms of visual amenity from Quail Rise homes particularly at night.

I do not support more housing along Ladies Mile, which should be retained as a rural corridor. Housing here will have a massive detrimental effect on the look and feel of the area and entrance to Queenstown/Frankton.

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

#260

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 13, 2019 9:09:49 AM
Last Modified: Tuesday, February 26, 2019 9:43:54 PM
Time Spent: Over a week
IP Address: 121.75.87.125

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Ian Scott

Page 4: Feedback

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

My property is located at 17, Oxfordshire Avenue in Shotover Country. I am directly impacted by this proposed development.

Our home sits directly underneath this proposed development location. If this is approved i will loose 4-5 hours of winter sun. Not only will we loose Sun, but we will have 2 story houses overlooking our property into our children's bedrooms.

As we know traffic has always been a major issue in the Lake Hayes and Ladies Mile area due to lack of forward planning and action despite growth and funding. This is going to continue if this development is approved. What worries me more is if there is accident at these peak hours we will have deaths on our hands from the congestion with emergency services not able to attend in time. I find the comments from the roading report of the submission to have very limited knowledge of the area and The comments made by one of the developments directors that by 2025 NZTA will have improved the traffic flows is utterly false and nothing more than lip service to try and help their chances of a good outcome for them. The Developer has given little to no thought of what more houses to the area will do to the local community ie schools or traffic, they just have dollars signs in their eyes and as Shotover Country community is not deemed a affected party they do not care what happens to the 3000 people that live here. Please reject this application and start protecting our town's landscape.

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

#261

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 26, 2019 10:09:20 PM
Last Modified: Tuesday, February 26, 2019 10:16:09 PM
Time Spent: 00:06:48
IP Address: 203.173.140.13

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Evelyn Aurik

Page 4: Feedback

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

I am worried about traffic flow out of Shotover Country. Forty minute wait to leave In the mornings at peak and about twenty mins from 7.45 until 9.30 ish. Also public facilities like Schools, swimming pools all coming under pressure. Lets sort these thing first. Let's get a bus lane and roads sorted first.

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

#262

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 26, 2019 10:20:11 PM
Last Modified: Tuesday, February 26, 2019 10:22:09 PM
Time Spent: 00:01:58
IP Address: 222.152.69.185

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Louisa carey

Page 4: Feedback

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

Do not approve this application - traffic and schooling would be the 2 biggest concerns.

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

#263

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 6:43:31 PM
Last Modified: Tuesday, February 26, 2019 10:22:25 PM
Time Spent: Over a day
IP Address: 203.173.141.87

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Matthew MacArthur

Page 4: Feedback

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

The timing isn't right. I understand Queenstown needs more housing but the infrastructure isn't there to handle another 100+ homes. It takes me 20 minutes to get to my office in the morning in Frankton .. and that's on a good day. Sort out the bridge, widen roaring and increase public transport (make the bus go right through lower Shotover, all the way to Cumberland road) and then bring in a development like 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

#264

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 26, 2019 10:35:31 PM
Last Modified: Tuesday, February 26, 2019 10:37:18 PM
Time Spent: 00:01:46
IP Address: 111.69.158.14

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Katie Holden

Page 4: Feedback

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

It's not fair on all of us as it is with one exit and one entry into shotover. I'm also concerned the school will not be able to cope.

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

#265

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 26, 2019 10:36:37 PM
Last Modified: Tuesday, February 26, 2019 10:37:27 PM
Time Spent: 00:00:50
IP Address: 119.224.37.65

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Lauren donnelly

Page 4: Feedback

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

Please don't let this 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

#266

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 26, 2019 10:42:10 PM
Last Modified: Tuesday, February 26, 2019 10:49:06 PM
Time Spent: 00:06:55
IP Address: 125.239.129.45

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

James Dunan-Hale

Page 4: Feedback

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

Queenstown being Queenstown always needs more affordable housing, however this should not be provided if the infrastructure can not cope. If the development is to go ahead then there should be another entrance built for shotover country and Laurel hills, the round about at the end of stalker road is always congested and will continue to be even after the completion of the quail rise slip road.

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

#267

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 26, 2019 10:52:21 PM
Last Modified: Tuesday, February 26, 2019 10:55:30 PM
Time Spent: 00:03:09
IP Address: 121.75.216.19

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Carmen O'Brien

Page 4: Feedback

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

The housing proposal is going to have a sufficient impact on those already living in Shotover Country. It will create more traffic issues and congressional, impact on the environment and landscape. The infrastructure can not cope with the amount of people we have in the area now

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

#268

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 26, 2019 11:09:45 PM
Last Modified: Tuesday, February 26, 2019 11:14:08 PM
Time Spent: 00:04:23
IP Address: 121.75.83.210

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Paivi Kurikkala

Page 4: Feedback

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

- not happy with our school being at capacity within the next few years due to more families with school aged children.
- not happy waiting even longer in traffic due to more cars that will have to use StalkerRd and Shotover Country roundabout for access.

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

#269

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 4:58:19 AM
Last Modified: Wednesday, February 27, 2019 5:03:22 AM
Time Spent: 00:05:02
IP Address: 121.75.214.126

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Ali Pyle

Page 4: Feedback

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

No more residential houses until the infrastructure is sorted. There should be a double lane road in and out of queenstown now with so much development in the current and growing residential areas.

It is not only the shotover / lake hayes area but also arrowtown, wanaka, cromwell and Alexandra that are growing in residential size causing issues. So I say no to any more houses and no to more and more congestion until the roading and also the services such as water, sewage, gas, internet are improved

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

#270

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 6:01:20 AM
Last Modified: Wednesday, February 27, 2019 6:05:12 AM
Time Spent: 00:03:52
IP Address: 119.224.36.131

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sinead Harrington

Page 4: Feedback

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

The infrastructure cannot cope with more dwellings in the area and it would be an eyesore in a beautiful place.

I do not agree with this proposal.

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

#271

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 5:51:49 AM
Last Modified: Wednesday, February 27, 2019 6:10:21 AM
Time Spent: 00:18:32
IP Address: 202.49.174.100

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Joel Palmer

Page 4: Feedback

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

Whilst I'm not against the housing area being built, I'm concerned about the traffic flows onto Stalker road especially in the morning where traffic can already be backed up for more then 40mins on a good day.

Could the option of a slip road onto SH6 be looked into, giving another outlet for traffic heading towards Five Mile and Queenstown or another outlet onto the main Round a bout.

Having a 160 addition houses with potentially up to 4 cars in each entering an already busy Stalker Road in rush our will just create more traffic issues.

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

#272

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 6:10:33 AM
Last Modified: Wednesday, February 27, 2019 6:14:25 AM
Time Spent: 00:03:52
IP Address: 122.56.210.80

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Bresita Paton

Page 4: Feedback

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

I think we have enough building going on with out needing more. We don't even have enough roading schooling etc to cope with what we've got!

We moved here to be in a small lovely town not a money hungry oversized town!

Put a stop to it while you can. Or no body will be driving there cars any where as we will spend longer sitting in traffic then at work.

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

#273

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 6:39:12 AM
Last Modified: Wednesday, February 27, 2019 6:41:21 AM
Time Spent: 00:02:09
IP Address: 125.239.129.30

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Amy Weir

Page 4: Feedback

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

I have concerns for the new subdivision when the infrastructure we currently have is not coping.

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

#274

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 6:35:22 AM
Last Modified: Wednesday, February 27, 2019 6:45:05 AM
Time Spent: 00:09:43
IP Address: 219.89.213.124

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Robyn Wilson

Page 4: Feedback

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

Up to 1200 extra vehicles per day is ridiculous to even consider. You come and sit in the traffic yourself see what it is like now without these extra 1200 vehicles. Infrastructure gridlock is what it would be and Laurel Hills residents would be queuing from their front doors. QLDC will hugely be ridiculed if this went ahead. Also existing residents in Shotover Country would lose the privacy of their homes and yards if houses are built on the ridgeline. Don't do it 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

#275

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, February 23, 2019 7:07:51 PM
Last Modified: Wednesday, February 27, 2019 6:45:09 AM
Time Spent: Over a day
IP Address: 203.173.151.172

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jade Taylor

Page 4: Feedback

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

I do not want it to go ahead. It will just to the already congested roads. I cannot get to work on time as it is. I am only able to drop our youngest child at daycare at the earliest 8am. Even if I left for work the it is 45mins before I arrive at Gorge Rd. My eldest goes to primary and we are not suppose to leave them before the bell which 8.30am. It takes 25mins to get out of Shotover Country. To add to this chaos is just insane. Queenstown used to be an incredible place to live. We would laugh about the traffic jams we used to get stuck in the Uk but now it is the same.

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

#276

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 7:19:46 AM
Last Modified: Wednesday, February 27, 2019 7:28:53 AM
Time Spent: 00:09:07
IP Address: 125.239.132.105

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kerri Apolosi

Page 4: Feedback

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

The roads are already congested with it taking 3/4 of an hour in the mornings sometimes just to get into Queenstown it will just massively compound the problem adding more houses!

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

#277

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 7:35:52 AM
Last Modified: Wednesday, February 27, 2019 7:40:36 AM
Time Spent: 00:04:43
IP Address: 49.224.82.48

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Andrea Eagles

Page 4: Feedback

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

For me it's the traffic that is already so bad. I work in the trade and carpooling or buses are unfortunately not suitable for me. We supposed to be living in nice family community and I start really not feeling it. It's too busy, too loud and people are nervous about the traffic and the growth. Last think I want is to work 9 hours and being stuck in traffic for 1 hour. I do understand the Queenstown is growing but do we really need more houses do we want to become what is Queenstown already becoming. Please slow down with all these propositions.

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

#278

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 8:25:51 AM
Last Modified: Wednesday, February 27, 2019 8:29:17 AM
Time Spent: 00:03:25
IP Address: 119.224.36.220

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Elia Forcen Gomez

Page 4: Feedback

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

I would like the council to consider not to approve this development at least right now. We need to first improve the infrastructures and access roads.

Nowadays it's a nightmare to access and leave from SC in rush hour, if we add 500+ more houses to the area I think this will be unsustainable.

I hope you reconsider this application and hear the neighbors voice.

Thank you very much.

Kind regards,
Elia

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

#279

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 8:32:42 AM
Last Modified: Wednesday, February 27, 2019 8:35:17 AM
Time Spent: 00:02:35
IP Address: 118.149.166.139

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Katerina Hill

Page 4: Feedback

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

I dont want this to happened. We already waiting in traffic every morning for 30 minutes!
Schools is already big enough as it is!
Its absolutelly unnessasary!!!
For is NO 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

#280

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 9:03:02 AM
Last Modified: Wednesday, February 27, 2019 9:08:26 AM
Time Spent: 00:05:23
IP Address: 203.109.232.137

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

David Ferrari

Page 4: Feedback

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

Further to my earlier comments made, I urge the council to consider improving and widening the entrance to Shotover Country (Stalker Road) allowing two lanes out of Shotover Country to make a left turn only lane, and a straight and right turn. I urge the council to consider lengthening the merging lanes from the Stalker Road/Ladies Mile roundabout southbound before any development occur in Ladies Mile.

I believe the biggest issue and concern for the residents of Shotover country currently is predominantly the traffic issues. Although the improvements to the intersection of Tucker Beach Road is adding to the traffic problem currently, there needs to be a significant upgrade to the roading infrastructure to cater for the additional residence developments that are occurring basin wide. but in particular the potential development of Ladies Mile land also will lead to significant issues.

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

#281

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 9:18:10 AM
Last Modified: Wednesday, February 27, 2019 9:29:47 AM
Time Spent: 00:11:36
IP Address: 122.56.206.178

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Phillip wade

Page 4: Feedback

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

I live at 15 oxfordshire ave. This has to be one of the worst plans ever. This will not only block the winter sun to my house effectively making my cost of living substantially bigger for me and my family. I had also been told when I purchased my section that no houses would be built about maxis way. But the biggest problem of all is the access to this proposed development. In my opinion Shotover Country should never been aloud 1 entry and 1 exit the traffic is appling and is dangerous. If we needed emergency services in SC how would get there and get out??

Add more houses and and a road on to staker road is not the answer. I am completely apose this development.

Regards Phillip wade qldc rate payer

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

#282

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 9:59:23 AM
Last Modified: Wednesday, February 27, 2019 10:01:29 AM
Time Spent: 00:02:05
IP Address: 111.69.157.95

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

John hill

Page 4: Feedback

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

Don't do it,the infrastructure isn't there to pull this off and you guys know it,silly idea by cashed up developers that don't live in the area the work is to be done

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

#283

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 26, 2019 10:32:39 PM
Last Modified: Wednesday, February 27, 2019 10:26:34 AM
Time Spent: 11:53:55
IP Address: 49.224.125.152

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Rosie

Page 4: Feedback

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

I don't agree with this proposed special housing area.
The infrastructure cannot handle the current demands placed upon it.
That needs to be addressed first.

The proposed buildings are not pleasing on the eye either, they really should blend in to the natural surrounds more by being less boxy and a more natural colour palette.

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

#284

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 10:23:10 AM
Last Modified: Wednesday, February 27, 2019 10:27:28 AM
Time Spent: 00:04:18
IP Address: 122.56.208.165

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Alexandra Hopkirk

Page 4: Feedback

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

Happy for this to go ahead as long as the school oversees a HUGE upgrade in the next couple of years. Those classrooms are already too full for the amount of teachers and what you're proposing will incur another influx of children. As well as the traffic and road situation being the main issue. There is no way this can happen off Stalker Road. Our roads are already too busy and too narrow for the additional 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

#285

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 3:09:03 PM
Last Modified: Wednesday, February 27, 2019 10:27:40 AM
Time Spent: Over a day
IP Address: 122.56.206.249

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Maree Wheeler

Page 4: Feedback

Laurel Hills Proposed Special Housing Area

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

I would like to express my opposition to the Laurel Hills Special Housing Area for the below reasons:

Urban Sprawl and Lack of Shared Multipurpose Facilities: Laurel Hills will create more houses and residents but doesn't add any community facilities and very limited and not very usable public open spaces. I would like to see more planning and thought go into creating areas that create a sense of community with facilities that allow and encourage people to come together rather than lots of housing without areas for this. In the long term urban sprawl (houses with out shared areas) could create social problems that will cost both people their well being and council money. For example spaces for teenagers to spend time both indoor and out decreases the need to hang out in inappropriate areas - vandalism is already on the rise in LHE and SC. Emergency Response is also a concern adding more residents in this area without a full formed ER group would add pressure in case of a CD emergency. Communities with neighbours who know each other are much more resilient in times of emergency (therefore less of a drain on council resources) so providing areas for people of all ages to come together supports this, such as a shared multipurpose community facility and/or sports club rooms - this is not something that Laurel Hills is offering to add to this area.

Traffic Congestion: Obvious reason of peak hour traffic without effective public transport.

Shotover Primary Overcrowding: MOE purchased land for a peak role of 650, this has now been extended to 900 with no added land and no promise that stage 3 will be fully funded as yet. Our children's education and their physical green space is seriously impacted by this. Adding yet another subdivision in this area that the MOE has not accounted for will have further repercussions.

I'm also concerned that after school traffic is yet to reach its peak and Laurel Hills will also add to this. If there were more green spaces or community facilities in LHE and SC this could reduce the after school traffic if families were to be able access after school activities in this area rather than travel to the events centre or other venues. Also on this note, lane swimming in the pool can be really overcrowded and venues for dance/gymnastics etc are scarce - can we really add more houses and more people without adequate facilities presently in the wider community.

Emergency Services/Hospital - a recent experience of a family member not being able to get out on the main road from LHE at peak hour traffic to take her small child with disabilities and a serious medical condition to Lakes District resulted in her having to turn around and call the ambulance, this seriously concerns me as development of Laurel Hills will only add further pressure on all emergency and medical services.

Please consider the people and quality of living in our subdivision areas - well designed, functional and effective communities need to be planned for - please don't just keep adding houses without the services and facilities to support 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

#286

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 10:44:43 AM
Last Modified: Wednesday, February 27, 2019 10:52:26 AM
Time Spent: 00:07:42
IP Address: 119.224.38.35

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Barry Pick

Page 4: Feedback

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

Sorry but I feel there is already too much pressure on Qtn infrastructure without adding more users. Particularly road/transport & water issues need addressing before we consider allowing such large scale development. Lets put the horse before the cart hey ;)

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

#287

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 10:55:29 AM
Last Modified: Wednesday, February 27, 2019 10:57:11 AM
Time Spent: 00:01:41
IP Address: 121.75.212.188

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Matt Blackburn

Page 4: Feedback

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

I am against the development mainly due to the current traffic congestion, which I can see being worsened by another development being accessed off stalker road.

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

#288

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 10:57:50 AM
Last Modified: Wednesday, February 27, 2019 11:10:02 AM
Time Spent: 00:12:11
IP Address: 203.173.149.241

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Federico C. Gandolfi

Page 4: Feedback

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

I believe that it's just plain silly to keep building houses without first properly develop a road network that is able to cope with the increasing number of people leaving in the Queenstown area. Aside from that, we should not forget that our district is known for its beautiful landscapes and exploiting the land for the sake of profit shouldn't be the main focus of a good administration.

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

#289

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 11:08:52 AM
Last Modified: Wednesday, February 27, 2019 11:12:15 AM
Time Spent: 00:03:23
IP Address: 49.224.75.23

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Anthony Webb

Page 4: Feedback

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

There is already way to many sections in this area leading to traffic congestion and the school already running to capacity and adding classroom, Sort out the infrastructure i.e. the roading before releasing any more sections to be built on

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

#290

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, February 24, 2019 7:39:13 PM
Last Modified: Wednesday, February 27, 2019 12:23:55 PM
Time Spent: Over a day
IP Address: 103.37.205.199

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Stephen Brent

Page 4: Feedback

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

This submission is from Stephen Brent and Sheena Haywood-Brent who own the historic home known as "Laurel Bank" at 47 Maxs Way.

General comments:

Firstly, we wish to record that the developers did not meet with or consult with us prior to lodging their EOI. Further, no one from Council has bothered to contact us to seek our views during the developers pre-EOI consultation period with Council.

Secondly, we wish to record that the developers did not consult with us, nor seek our consent to using the word "Laurel" in their name. We find this a deceitful act that was somehow designed to imply that we endorsed their proposed development. We thinks this calls into question the integrity of the developers.

Our submissions:

Traffic - The traffic infrastructure on the Ladies Mile cannot currently support a further 156 houses. At 7:30 on a Tuesday morning, a staff member of my law firm queued from the GEMS day care centre for about 25 minutes to get onto Ladies Mile from the lower terrace in Shotover Country. The traffic assessment attached to the Expression of Interest (EOI) is inadequate. While the assessment acknowledges that roading environment is congested and results in queuing, it has not bothered to assess what impact adding at least 1,200 vehicle movements (and likely more) will have on the surrounding environment. Specifically:

- The traffic assessment states "Queuing is often observed on Stalker Road at the morning peak as a result of congestion on SH6. It is acknowledged that the identified transport improvements on SH6 may not fully remove this queuing. In this case the proposed intersection layout will continue to operate within a congested road environment." At no point does the assessment assess what the impact will on the congested environment. As in how much will this development increase congestion and wait times at peak traffic times?

- The peer review states the queuing that will remain is "not ideal" but draws the conclusion the transportation issues are acceptable on

Laurel Hills Proposed Special Housing Area

the receiving environment. This conclusion makes no sense given that 1) the assessment agrees queuing is "not ideal" 2) the assessment agrees that even with improvements to SH6 congestion will remain and 3) again no assessment has been made on the impact of the added traffic on nearby residents and what the wait time will be. So how can a conclusion be drawn on the effect on the surrounding environment?

Further, in our view the traffic assessments clearly underestimate the number of cars that will be generated by this subdivision based on the number of cars that have populated Shotover Country. A number of houses in that subdivision have in excess of 4 cars parked outside them on any given morning.

Negative effect on the environment: This subdivision will have a significant and detrimental affect on the houses along and adjoining Maxs Way due the high density of the development and the proposed building of houses hard up against the boundary with no buffering. It will severely affect the privacy rights of those households as well as further limiting their sunlight hours for their properties. It will increase the perma frost which already occurs along Maxs Way. All properties along and adjoining Maxs Way were purchased by the owners in the knowledge that only one additional house was allowed to be constructed on the specified building platform on the property at Leyton Lane so this proposed subdivision is a clear and substantial breach of these owner's property rights and will detrimentally affect their lifestyle and properties.

We also question whether a development of this sort is really needed for Queenstown in this area. Surely, it would be more beneficial to have a development like this somewhere closer to public transport services like Remarkables Park or Five Mile or Gorge Road.

This subdivision will also provide more fuel to Queenstown's unbridled growth, which in our view is ruining this magnificent area that we live in. More houses mean more builders & tradies needed (adding more cars to our network)...more builders and tradies mean more houses are needed...it becomes a viscous up-cycle that seems to be currently running rampant. We wonder whether Queenstown would actually have a housing shortage if all the additional builders and tradies that arrived into town during the boom of the last few years left the district.

We do not see this development as adding any benefit to Queenstown. It will add more issues to the current issues facing the town and simply serve to line the pockets of greedy out-of-town developers who will vanish, leaving the Queenstown residents with a mess to deal with.

We wholeheartedly oppose the subdivision and wish for Council to reject it in its entirety.

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

#291

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 12:47:15 PM
Last Modified: Wednesday, February 27, 2019 12:53:52 PM
Time Spent: 00:06:36
IP Address: 121.75.81.204

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jenna Neale

Page 4: Feedback

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

School and roading are the issues here! It would be detrimental!!

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

#292

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 1:16:57 PM
Last Modified: Wednesday, February 27, 2019 1:27:38 PM
Time Spent: 00:10:41
IP Address: 121.75.217.224

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Aaron Scott

Page 4: Feedback

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

The current Infrastructure and services are already severely inadequate to support the current population and development in the SC and LHE district. It would be unacceptable and irresponsible of QLDC to approve further developments until a sustainable solution to the current issues has been developed and implemented.

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

#293

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 05, 2019 6:27:00 PM
Last Modified: Wednesday, February 27, 2019 2:42:23 PM
Time Spent: Over a week
IP Address: 203.118.172.101

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Katrina McLeod

Page 4: Feedback

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

There is already insufficient infrastructure for the current housing area of Shotover country causing significant travel delays for commuters at numerous points throughout the day, adding another subdivision to this already overflowing area will not only have huge implications on the current traffic problems but also to the Shotover primary school which is already quickly approaching its capacity. Myself & my family along with our neighbors are strongly against this subdivision being given the green light until substantial changes to the road infrastructure are in place.

A few examples would be

*duel carriageway from lake Hayes to Frankton.

*A flyover at terrace junction

*More frequent bus services

*Another primary school in the area

*Traffic heading to Frankton to use the inside straight through lanes only at the roundabouts to allow traffic to merge more easily

*lengthen the merge lane at stalker road/ state highway roundabout

Kind regards

The McLeod family

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

#294

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 3:30:00 PM
Last Modified: Wednesday, February 27, 2019 3:40:29 PM
Time Spent: 00:10:29
IP Address: 122.62.248.29

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sue Tait

Page 4: Feedback

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

Laurel Hills should not go ahead until the present ingress/egress into Shotover Country is re looked at and a better solution to stop the long traffic delays onto SH6. This project looks to be smaller sections for cheaper housing which will result in more families entering the existing Shotover Country primary school with more parents dropping their children off to school resulting in more traffic congestion and delays. This is seen now with Lake Hayes parents dropping their children to school and trying to exit through the only exit onto SH6 from Shotover Country. The current backup of traffic between 0730 -1000 hours is causing frustration to the present residents in Shotover Country and council needs now to concentrate and stop any future development in this area until they have come up with a satisfactory solution to avoid these traffic delays and keep their rate paying residents happy.

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

#295

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 4:01:06 PM
Last Modified: Wednesday, February 27, 2019 4:49:27 PM
Time Spent: 00:48:20
IP Address: 203.167.250.1

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Ruth Peddie

Page 4: Feedback

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

Our property is located at 21 Oxfordshire Avenue and backs onto Maxs Way in Shotover Country. I am extremely concerned about this proposed new development and raise the following concerns:

Increased traffic congestion at peak hours within Shotover Country and along Ladies Mile

Loss of winter sunlight

Loss of privacy

Noise pollution

Light pollution

Primary School already being at capacity

Construction work and how this will affect traffic, roading, privacy

When we purchased our land we were under the impression that no other houses would be built above us, we are also unable to build a fence along Maxs Way and have no way of creating any privacy.

Please take into account the views of the local community when making your decision, this development could have a very negative impact.

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

#296

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 4:36:33 PM
Last Modified: Wednesday, February 27, 2019 5:30:23 PM
Time Spent: 00:53:49
IP Address: 222.152.69.149

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Hans and Dot Arnestedt

Page 4: Feedback

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

We believe the proposed subdivision of 156 allotments could create at least another 300 vehicles to the already congested Shotover Country roundabout.

Currently there is a backup of vehicles on both SH6 at times in the morning right back to the outlet pipe at Lake Hayes. There are also queues on Lower Shotover Road.

It appears the worst affected are the residents of Shotover Country, endeavouring to get onto SH6 towards Queenstown or Lower Shotover, or SH6 heading East.

Even with the current roadworks on SH6 and Tuckers Beach Road we have experienced that the flow of traffic improves once vehicles have passed Shotover Country roundabout.

With the completion of the roadworks at the junction of SH6 and Tuckers Beach Road it will NOT ease this congestion on Ladies Mile, Shotover Country and Lower Shotover Road.

We believe the proposed development is too close to SH6 on the upper level. This could draw the attention of drivers from the road to subdivision.

Previous development along Ladies Mile has greater "setback" of buildings than the proposed Laurel Hills development. We are not in favour of the proposed 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

#297

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 6:14:53 PM
Last Modified: Wednesday, February 27, 2019 6:53:36 PM
Time Spent: 00:38:42
IP Address: 219.89.213.124

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

John Allan Wilson

Page 4: Feedback

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

I am not in favour of this development due to the immense pressure the added traffic WOULD have on an already stressed roading system. Bottle necking where the two lanes merge to one. The main road through to BP roundabout needs to be two lanes both ways starting from the Lake Hayes Estate on road. That would mean two more lanes added to the Shotover river bridge. An alternate would be a second bridge lower down over the Shotover going directly to the Airport runway end of Glenda drive through to Remarkables Park. This would take a lot of traffic off the main road as a lot of workers in Glenda Drive, Remarkables Park area & 5 mile commute from Lake Hayes Estate & Shotover country & it would be more direct for them. Even carrying on through Remarkables Park & on over the Kawarau river bridge to head south or on to Kelvin Heights & Jacks Point, Hanleys Farm. No need to go on the main road at all & taking all that traffic pressure off the main road. This would take years, but the infrastructure now cannot cope. Also the extra 'up to 1200 cars' per day commuting down the ridge line at the proposed Laurel Hills development means car exhaust fumes pollution and additional vehicle noise for all the houses directly below. DO NOT PROCEED.

I can see from the councils point of view is that each additional house is an extra rate payer & another 4-5 thousand dollars in their coffers. How about sorting the infrastructure first so life styles aren't effected more so than they already are with the traffic woes. The retirement village still has a lot more houses to add. Not to mention all the other flat land either side of the main road that will get developed in time. Just adding more & more cars on the road. I also know the council are going to say, "Well...how are we supposed to fund the infrastructure?" The answer to that is not directly from the rate payer. Adding more houses to get more rates just adds more cars & will never be able to fund it. It just keeps on snowballing out of control. It is going to cut Queenstown's throat.

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

#298

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 7:14:46 PM
Last Modified: Wednesday, February 27, 2019 7:18:02 PM
Time Spent: 00:03:16
IP Address: 121.75.87.169

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Carly mccarthy

Page 4: Feedback

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

The school is already nearly at capacity and if you haven't already seen the traffic issues that we are already having along Ladies mile in the mornings and evenings then someone better address these problems 1st before you decide that some big developer who doesn't give a shit about the local community and infrastructure to come along and do this before the bigger problems are solved first

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

#299

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 7:13:42 PM
Last Modified: Wednesday, February 27, 2019 7:25:40 PM
Time Spent: 00:11:58
IP Address: 119.224.37.127

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sarah Nicoll

Page 4: Feedback

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

I am concerned that the roading system and infrastructure both within and external to Shotover Country will not cope with the increased amount of traffic created by a new subdivision. It is evident by the current lengthy traffic delays it is not coping at present. Should the new houses be allowed separate self contained units to be built as short term rentals and/or rented as separate bedrooms (eg up to 8 tenants in a 4bdm house) this will also dramatically increase the amount of cars and traffic on the already overcrowded roads. This situation is already apparent within Shotover Country and is most likely creating additional traffic 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

#300

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 8:22:08 PM
Last Modified: Wednesday, February 27, 2019 8:27:43 PM
Time Spent: 00:05:34
IP Address: 119.224.46.153

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Brendon Mitchell

Page 4: Feedback

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

I oppose the planned new subdivision Laurel Hills due to there's already enough housing here, traffic is bad enough without the new planned housing etc etc

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

#301

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 7:33:04 PM
Last Modified: Wednesday, February 27, 2019 8:30:21 PM
Time Spent: 00:57:17
IP Address: 121.75.84.18

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kim

Page 4: Feedback

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

I have reviewed and fully support the submission of the LAKE HAYES ESTATE AND SHOTOVER COUNTRY COMMUNITY ASSOCIATION (LHSC). I also wish to make a number of additional comments. I support residential development of the site, however I oppose the current proposed design for the reasons stated below.

(1) Overall comments:

The development appears to extend beyond the boundaries of residential development identified on the Ladies Mile Master Plan accepted by Council and forming part of the Lead Policy. Importantly the proposed plan does not include the 'Open Space' buffer along the southern boundary adjoining Shotover Country

The proposed development also appears internally isolated with a lack of connectivity to Shotover Country, other than via the intersection of Stalker Road/Max's Way. The proposed design also lacks connections to future immediate adjacent vacant land to the east – land which is also shown on the master plan to be developed for residential use.

Whilst the application addresses the Lead Policy, it does not appear to address Attachment D 'Ladies Mile Indicative Master Plan, Design Statement, Landscape Strategy and Development Objectives'. I believe the application should demonstrate how it complies (or conflicts with) with these broader objectives.

(2) Pedestrian/cycle connectivity:

The proposed design provides poor connectivity to Shotover Country, and the southern 'open space' buffer shown on the master plan is not provided. This southern open space buffer could provide an additional pedestrian/cycle connection and the opportunity for this should be investigated. For example, based on the current plan, should a cyclist within Shotover Country wish to connect to the proposed SH6 cycle route alongside SH6 they would need to first bike to Maxs Way, this is not efficient for a large part of the Shotover Country Development when a more direct connection may be possible. The Pedestrian and Cycle plan shows a link along the northern side of Maxs Way, however this is stated for pedestrians only and should instead be a shared path for cycle also. This should also extend across the entire southern boundary of the site and should consider the ability to provide for alternative connections into Shotover Country along this boundary.

I also request that the gradient of pedestrian and cycle connections are carefully considered. Many of the roading/cycle connections from

Laurel Hills Proposed Special Housing Area

the existing Shotover Country development are of steep gradient and do not support commuter cycling for the average person. If there is the opportunity to provide an alternative and more commuter friendly link through to SH6 I request this be investigated as part of this development. The increasing use of eBikes does assist with this issue, however at present these are not affordable, and the development should not assume this outcome. To support an increase in commuter cycling then the route needs to be relatively easy riding.

(3) Commercial activity

The development should consider enabling a small shop/café. Shotover country has recently advertised its intention for development of remaining land which includes relatively limited commercial provision and such facilities are demanded in this location. This could be provided for at Laurel Hills area adjacent to the central reserve area and provide a valuable social space.

(4) House types

Where only 1 on site park is provided for compact houses, this should be external not be in the garage. Garages get used for storage and other purposes when provided. For these sites this will mean if this behaviour occurs, they will have no other ability to park on driveway space within the site (due to the proposed minimal road setback). Given the small lot sizes and lack of future proofing for intensification, these lots should have covenants or consent notice imposed limiting to only 1 residential unit per site.

(5) Recreation/Reserves

Shotover country is limited in functional and accessible reserve space, and there are no playgrounds or facilities for younger children. The Ladies Mile master plan identifies the need for 4000m2 reserve space – it does not appear that this is provided.

(6) Transport/Bus

The EOI largely relies on the outcomes of the WSP/Opus Report and proposed improvements. Many of my comments below therefore relate to this WSP/Opus report, and these may be beyond the appropriate time for comment.

In relation to the specific transport assessment undertaken for the Laurel Hills development, I note that it only assesses a 'free flow' traffic environment – this is flawed and should be considered against the current existing environment and significant delays which occur during the peak hours. The assessment should also address the additional delays this development and traffic from Max's Way will cause to existing traffic at the Stalker Road/Banbury Terrace roundabout (cumulative effects).

Bus route – I agree there should be a bus priority route. I question the location of this route however winding through the centre of the site. Currently the bus connections between Lake Hayes/Shotover country and Queenstown are not convenient or efficient. Having to weave through another development along the way along windy narrow roads may make this worse. Consider ability for a bus only lane to run alongside either the northern or southern boundary of the site, then to the slip road (but acknowledging need to separate from shared path). Along the northern boundary would also support future development of adjacent land which is also identified on the master plan. The site is not large and residents in the development will still be within convenient access to these locations.

At bus stops – provision for more shelter, and more bike parks should be considered within Laurel Hills. The one small shelter recently added at Stalker Road and 3 bike racks is unlikely to be sufficient.

(7) Comments on the WSP/Opus Report:

The ruling out of an expanded Shotover Bridge bridge is inappropriate. At minimum, a direct cycle/pedestrian connection is needed across this bridge. Commuter cycling along the old Shotover bridge adds significant additional time to the journey and requires access up steep gradients which does not support uptake of cycling by the average person. I have witnessed many people walking and cycling directly across the Shotover Bridge and this is a safety hazard. There is also no option for road cyclists to connect across this area as these bikes are not able to ride on the trail network.

Shotover Country Roundabout - The assumption for an 80km speed environment in the vicinity of the existing Shotover Country roundabout is flawed. This has led to a conclusion that the installation of lights at this roundabout are not appropriate. The Shotover roundabout does not operate at this speed in peak times and lights seem the only measure to avoid queuing into Shotover Country and therefore also affecting the Laurel Hills development. Traffic lights would allow for the traffic flows to be shared from key directions equally, whereas the current arrangement limits vehicles exiting from Shotover Country due to the need to give way to the right and therefore causes the 'backing up'. This assessment/conclusions needs further scrutiny particularly in light of the additional congestion likely to occur as a result of the Laurel Hills development.

Upgrading Howards drive to a roundabout – if this is done, it will only cause the same queues experienced in Shotover Country since all

Laurel Hills Proposed Special Housing Area

traffic exiting must give way to the right. Based on my observations, presently Howards Drive delays are shorter than at Stalker Road as it operates on a courtesy arrangement where drivers currently let people in. However, with a roundabout there seems to be some greater expectation that vehicles should wait, and give way to the right. Hence a roundabout here will cause additional backing up along Howards Drive and greater delays. Lights would be a far better option here allowing traffic flow to be equally managed in all directions and catered for the peak traffic flows directions.

Park and ride – If future significant public transport improvements are planned for Frankton, then the park and ride facility should be at the same immediate location/s, and allow for direct transfer between modes of transport rather than requiring another bus or some other transport to connect to them. The time taken for travel is important to get people out of cars and multiple changeovers only add to delays. I do not agree that these park and ride facilities shouldn't support cars. It is inevitable that people will still want to drive part way of the journey particularly as our residential areas are so spread out. If these park and rides do not support cars, as well as other modes, I believe they will fail. For example, train/light rail networks in Australia have large car parks directly adjoining them making mode share convenient and these are highly successful.

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

#302

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 6:24:52 AM
Last Modified: Wednesday, February 27, 2019 8:57:07 PM
Time Spent: 14:32:15
IP Address: 125.239.26.166

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jill Howell

Page 4: Feedback

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

Going ahead with this housing development would be madness. What has been put in place to prepare for MORE houses, cars, people and school going children in this area? As everyone knows, getting out of Shotover Country and Lake Hayes estate is already difficult and this then has a knock on affect to anyone coming to Queenstown from places like Cromwell, Wanaka and further afield.. Some people are lucky enough to be able to use the back road into town but if you work in the Frankton, Glenda Drive area, this is not an option and even the back roads are beginning to be congested.

Using the bus is not an option for me as it doesn't go near my work place and I also have NO time to spare between school drop off and work, so the risk of being late on a bus (which has happened me more often than not) is not something I am prepared to take. As everyone knows, people will build units on several of these new houses to help pay for the mortgage/rent. Has anything being learned since the building of Shotover Country? Tiny streets, inadequate street parking and even more cars being added to the chaos. I have recently learned that Shotover Country School will be taking on up to 900 students which will make it the biggest primary school in the South Island if not all of New Zealand? This to me is not a stat to be proud of and I am pretty sure is most parents worst nightmare especially with the teaching situation the way it is. Is there another school been built for this area? If not what plans are in place to cater for these extra children?

Before adding to the chaos, sort out the roads, traffic and use a little foresight as it seems to be lacking so far. I get progress needs to happen as it does all over the world, but seriously sort the issues we are facing out first before adding to them or Queenstown is going to end up the laughing stock of New Zealand

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

#303

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 9:35:10 PM
Last Modified: Wednesday, February 27, 2019 9:50:07 PM
Time Spent: 00:14:56
IP Address: 203.173.150.143

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Alicia Hardy

Page 4: Feedback

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

Hi there,

The infrastructure of Shotover Country doesn't allow for more house to be built within its proximity.

- the traffic at the exit of stalker road is already very bad every morning.

- The school in shotover country will be overcrowded.

- we are already experiencing power cuts in winter due to transistors not able to deal with overloaded power demand. More houses within the area in winter will increase this existing problem.

- the bridge is sinking and NZTA isn't planning to do work on it soon, putting more pressure on it by increasing traffic might result in a disaster like the bridge in Italy.

Thanks but no thanks!

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

#304

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 9:43:16 PM
Last Modified: Wednesday, February 27, 2019 9:52:02 PM
Time Spent: 00:08:46
IP Address: 125.238.204.53

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Mary Strachan

Page 4: Feedback

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

I am opposed to this development as the consultation is way too late. The developer is cramming in way too many houses/townhouse/units for the area, which was not disclosed when the area was first developed. And if it was, it was kept secret, dropping information regarding the housing sections/titles in stages. We don't want to live in an overcrowded slum. People are already complaining about lack of parking for Shotover Country, and bad traffic congestion, and this development would make this worse again.

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

#305

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 9:48:33 PM
Last Modified: Wednesday, February 27, 2019 9:55:41 PM
Time Spent: 00:07:07
IP Address: 111.69.188.85

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kathryn Mckie

Page 4: Feedback

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

Hello.

I work a Shotover Primary School and I live in Shotover country. I believe the traffic situation is already at crisis point and something should be done to reduce current traffic flow before adding more people and cars to the equation.

The school is also extremely full already and will be at capacity very soon. I believe Shotover to be one of the best schools in the area but if there are too many children for the space then it would severely impact on the learning and general wellbeing of all students and staff at the school.

I therefore urge you not to build more houses in Shotover Country, at least until the current traffic flow issues have been resolved. I also think that a middle school that teaches years 7 to 9 would be an excellent way to relieve pressure in the schools and the high school.

Please don't build more houses it would severely reduce the quality of life for all the current residents and all the members of the school. Thank you for your time and consideration.

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

#306

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 27, 2019 10:22:29 PM
Last Modified: Wednesday, February 27, 2019 10:29:10 PM
Time Spent: 00:06:40
IP Address: 203.173.141.58

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jan Brown

Page 4: Feedback

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

Our community is already overloaded with traffic congestion to even consider more homes being added. Our local school is bursting at the seams and we don't want it at capacity in the near future either!!!!

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

#307

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 28, 2019 6:57:27 AM
Last Modified: Thursday, February 28, 2019 7:02:54 AM
Time Spent: 00:05:26
IP Address: 121.75.219.227

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Claire Perry

Page 4: Feedback

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

We do not have the correct road infrastructure in place to support any more housing in this area. It's already at bursting point. Still no express bus services into town to help with congestion at peak hours. Sort out the roading issues and congestion first instead of making it worse.

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

#308

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 28, 2019 9:15:35 AM
Last Modified: Thursday, February 28, 2019 9:54:53 AM
Time Spent: 00:39:18
IP Address: 203.96.73.12

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Gabbie Ernst

Page 4: Feedback

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

It is great to see that there are so many houses going in and so much growth happening in Queenstown. However, the infrastructure is not in place yet to handle so many people in one area.

At the moment we are struggling to get out of Shotover Country after 7.30 to be at work for 8.30am. If I leave after 7.30am I am lucky to get to work by 9am which is a problem for parents as they are unable to drop their children off at such an early time to get to their employment on time.

The bus system goes so early that you may as well drive. There needs to be a straight through bus/boat system in place to help reduce some of the traffic issues.

There should be a bus leaving every 20 mins straight to town for the 8.30-5 town workers and the same going back. At this stage there is no benefit to using the bus with change overs and having to leave around the same time.

Personally I am put off by the drive to and from work that it is prompting us to start looking at living in other areas of Queenstown.

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

#309

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 28, 2019 2:09:59 PM
Last Modified: Thursday, February 28, 2019 2:13:47 PM
Time Spent: 00:03:48
IP Address: 115.189.80.162

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Dianne Aitcheson

Page 4: Feedback

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

Absolutely no further development until

- 1.roads
2. Power
- 3.Water
4. Schools
- 5 parking

Are sorted and then development roads need to be wider and sections way bigger than 400-500 m2

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

#310

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 28, 2019 2:30:33 PM
Last Modified: Thursday, February 28, 2019 2:36:20 PM
Time Spent: 00:05:47
IP Address: 121.75.84.214

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Karen Willetts

Page 4: Feedback

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

As much as I love living in Shotover Country and feel blessed to be able to do so I feel the community as a whole (Shotover primary mainly as well as traffic exiting in and out of Stalker rd) is already under too much strain.
I say NO to the positioning of this new 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

#311

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 28, 2019 3:10:16 PM
Last Modified: Thursday, February 28, 2019 3:12:13 PM
Time Spent: 00:01:56
IP Address: 121.75.218.198

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kate Webb

Page 4: Feedback

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

Before more building goes on there needs to be more thought into the infrastructure.

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

#312

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 28, 2019 2:43:48 PM
Last Modified: Thursday, February 28, 2019 3:25:24 PM
Time Spent: 00:41:36
IP Address: 125.239.27.33

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Avi and Wendy Yochay

Page 4: Feedback

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

WE ARE OPPOSED TO THIS PROPOSAL

Our main, very big concern with the Laurel Hills development is with the fact we currently have unresolved transport issues, which have been greatly exacerbated with the development of Shotover Country and the 5 mile development area.

People have to live somewhere this is true but the infrastructure needs to be remedied so both locals and tourists have a reasonable experience.

Time to slow down, reassess this out of control growth, and plan for a more sustainable future.

Individuals also need to play their part in this, as the mentality of one or two persons per (mainly large) cars, plus a proliferation of rentals (also often carrying only one or two passengers) is just feeding the machine.

Council is making an effort with buses, although I wonder if more small minibus would be more suitable at this stage. It is a tricky situation no doubt, but to plough head on with more subdivisions as this in the current environment is seemingly insane.

We all choose to live here but lately one has the strong urge to run to the hills and hunker down in a lonely cabin.

Avi and Wendy Yochay

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

#313

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Thursday, February 28, 2019 1:32:37 PM
Last Modified: Thursday, February 28, 2019 3:41:02 PM
Time Spent: 02:08:25
IP Address: 210.55.20.210

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Joe & Lu Bagrie

Page 4: Feedback

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

Your Worship, as you will no doubt be aware and have experienced first hand yourself with the traffic growth, there is a huge groundswell of people concerned at the possibility land zoned "rural", and on the very visual area beside SH6 could become a high density housing area once approved by Council and signed off by the Minister as an SHA. This is the EOI lodged by Laurel Hills.

My wife and I reside at 37 Maxs Way immediately below the proposed development and have done so since we built and moved in 12 years ago. All of the land around us was zoned rural and presented to us, (as well as the other residents of the private road Maxs Way) with iconic views of Coronet Peak and the surrounding vista.

It is not a "nimby" situation as not only are the four neighbours on Maxs Way who who are directly and greatly affected by this proposed development, but hundreds of others as well because of the development breaking the skyline (a no no only a very short time ago in Council's eyes).

As well, there will be a massive disruption and delays to traffic because the increased planned traffic can only access Stalker Road. Also the inability of the present and even planned increase of the local school roll at Shotover Country cannot cope.

My main points are as follows:-

1. The proposed development breaks the skyline as 5.5 m residences on "small" sections are planned to be built along the embankment running along our road affecting the views of many people (right back as far as the school). There is a 5 metre setback which in reality does not take away the problem.
2. Perma frost is created by the buildings as the winter sun is at 22 degree angle for many weeks during Winter.
3. The increase in traffic movements created by the development will see a further possible 1248 vehicles (minimum) movements per day on an already clogged Stalker Road and roundabout on to SH6 when current residents, tradespeople, workers, etc are wanting to exit Shotover Country. The same applies to the present bus services.

Laurel Hills Proposed Special Housing Area

4. The buildings proposed present a dominant and overbearing position looking down and in to residences below presenting "privacy" concerns.

5. Land is presently zoned "Rural" and is on the entrance to Queenstown which is already facing the destruction of rural views to the surrounding vista.

6. One could suggest Council will recommend to the Minister an SHA be created as that will allow them (Council) to say "wasn't our decision, the Minister wanted it"!!!!

Isn't there a conflict of interest with the Housing Minister also Minister of Transport in charge of NZTA, who for the life of me I could not see them supporting the additional chaos which will be created on our roads. With access only available on to Stalker Road, and approximately another 140 consented sections to be built on in Shotover Country meaning another 1120 (minimum) vehicle movements, you can quickly see just how Laurel Hills cannot work traffic wise.

The Shotover Bridge we are informed by NZTA is virtually at capacity now as well.

7. The proposed building of a "bund" along SH6 means a huge perma frost area will be created on the Laurel Hills development which because of the physical nature of the topography of the land, cannot be built in such a way as to hide the development.

8. Any development above us is an affront to the privacy of many residents.

9. There will traffic noise.....especially at the hill end where traffic is planned to exit Stalker Road.

10. There will be safety issues with the line of sight from the brow of the hill (Stalker Road) by Kelly's present property access.

11. There will be light spill.....even with the latest LED lights.

12. A proposed cycle/walkway from the development along Maxs Way WILL affect people's privacy.

13. Affordable housing?? Questionable when you look at the history of that type of development.

My wife and I would like to invite you to our property so you can see for yourself the major effect the proposed development will cause as looking at plans and photos, just cannot do it justice as to the impact it will have on ours (and others) lives and living.

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

#314

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Thursday, February 28, 2019 3:41:08 PM
Last Modified: Thursday, February 28, 2019 3:42:55 PM
Time Spent: 00:01:47
IP Address: 210.55.20.210

Page 2: Personal Details

Q2 Name of organisation

Queenstown Trails Trust

Page 3: Personal Details

Q3 Full name

Mark Williams

Page 4: Feedback

Laurel Hills Proposed Special Housing Area

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

Thank you for the opportunity to comment on the proposed Special Housing Area at Laurel Hills. The trust believes that trail connectivity and public transport options are vital for all future developments in the Ladies Mile region, with private vehicle movements out of Shotover Country and across the Shotover Bridge already beyond capacity.

The Trust's 10-year plan 'Queenstown Trails for the Future' highlights the need to 'connect our communities' with a trail network to encourage active transport to school, work and play, as well better lifestyle choices and integration between residential areas.

We are aware of upgrading the BP roundabout to an 'open-air' underpass structure, and suggest that a similar intervention would be appropriate here to connect these communities to the trail network – see Hemo Road example (https://www.nzherald.co.nz/rotorua-daily-post/news/article.cfm?c_id=1503438&objectid=12079569)

It is the Trusts recommendation that;

- Active transport is encouraged with an underpass of SH6/Stalker/Lower Shotover Roads via a grade separated 'open -air' roundabout. This would connect all Ladies Mile communities to the Old Lower Shotover Bridge via Spence Road, and onwards to Jims Way, Quail Rise South and onto another underpass at Hawthorne Drive.
- The proposed connection shown heading west towards the Shotover River would not be desirable (from an active transport perspective) in that it would incur significant elevation loss before having to climb back to the old bridge to cross the river.
- We understand that a portion of development contribution from Ladies Mile SHA was tagged for 2 underpasses to the east of the Stalker roundabout. We would propose that development contributions from all Ladies Mile developments were combined into construction of 2 'open-air' roundabouts/underpasses (at Stalker Road and Howards Drive) to counter the severance effect of SH6, Lower Shotover Road and Stalker Road/Howards Drive.
- Combining both underpass structures into a single node crossing at the roundabouts would be a much better solution than a series of stand-alone underpasses and connect all these communities to the trails and to each other safely (Ladies Mile, Threepwood, Walnut Grove, Bridesdale, Lake Hayes Estate, Shotover Country, Country Club and Laurel Hills).
- Residents wishing to commute to 'Southern Frankton' on the trail network will be able to take advantage of the proposed Active Transport Trail on the Southern (true right) bank of the Kawarau, using the proposed pedestrian bridges at Widgeon Place and Boyd Road.
- Laurel Hills should also focus on a bus priority connection to SH6 through the development to offer a reliable alternative for days when active transport may be unfeasible. This priority lane would bypass the Stalker Roundabout and join SH6 above the bridge, with a gated control to provide unhindered passage onto the State Highway.

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

#315

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Thursday, February 28, 2019 3:43:02 PM
Last Modified: Thursday, February 28, 2019 3:43:41 PM
Time Spent: 00:00:38
IP Address: 210.55.20.210

Page 2: Personal Details

Q2 Name of organisation

Otago Regional Council

Page 3: Personal Details

Q3 Full name

Warren Hanley

Page 4: Feedback

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

As with many SHA's, they are at a very high conceptual level so it can be difficult to provide specific comment as well as be sure we haven't overlooked anything.

In this case, I've received little feedback from ORC staff at this time to pass on. However, I provide the following which I hope is of assistance:

Hazards: This particular area is elevated above the other areas to the immediate west that ORC has had concerns about (Shotover Country). There are no specific hazard concerns we have identified for this proposal at this stage.

Transport: I noted the transport assessment discussed public transport services and how these may apply to the completed development. I have no specific feedback from our Transport staff but I'd suggest the applicant should ensure it discusses any assumptions or proposal for PT to, and within, the development sooner rather than later – if it hasn't already.

Stormwater: The supporting information and proposal appears minimal in terms of stormwater treatment, with only a little bit of treatment proposed on sediment (detention ponds and swales) and gross pollutants and no additional treatment proposed for hydrocarbons and heavy metals. Most LID measures are deemed too costly to be recommended, which is disappointing. The proposal also contains little information about avoiding contamination sources, such as construction materials (e.g. what will the roofs be made of?); or how effective their proposed measures will be for the "minimisation of pollution of receiving water through the reduction of stormwater contaminants from roadways" (one of their management objectives).

With current thinking ORC is undertaking for urban stormwater management, the following might provide better environmental outcomes :

→ Changes to flows and flow paths do not result in property damage, or lower access to critical infrastructure, for 100 year ARI storm event as below

Laurel Hills Proposed Special Housing Area

event or below

→ Stormwater contamination is mitigated/addressed as close to the source as possible

It would also be very good to have an actual AEE on stormwater, which covers:

→ Whether the proposed protection (20 year ARI as primary protection; 100 year ARI as secondary protection) is adequate in the context of that area

→ What would be the effectiveness of their proposed treatment to the quality of stormwater, including at first flush.

For a new greenfield development, ORC would encourage the best forward thinking design is utilised as once the infrastructure is installed, it is very difficult to retrofit any improvements. It follows to say that, besides good design, the implementation and maintenance of the infrastructure is critical to ensure it performs as projected.

The applicant should remember that sediment discharges from stormwater at construction phase are subjects to rules 12.C.0.3 and 12.C.1.1 of the water plan.

ORC staff also identified some uncertainty around the bund proposed between the residential area and the state highway and how it will re-direct stormwater from the road onto the road.

The new partially operative Regional Policy Statement has some policy framework that must be given effect to. Housing efficiency (insulation) and clean heating are matters of interest to ORC. New builds provide an opportunity to implement new technologies to achieve good environmental incomes and benefits for residents in respect to these matters.

Potable Water: ORC notes the volume of water in the QLDC code of practice (700L/person/day) and has always held some concern this is too high. The 3 waters prelim. Report identifies that a lower volume is more realistic to based demand on and ORC would support that.

In the time available this is as much as ORC can provide at this time. If you have any questions, please feel welcome to contact me and I'll try to have them answered.

Regards

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

#316

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Thursday, February 28, 2019 3:43:48 PM
Last Modified: Thursday, February 28, 2019 3:47:27 PM
Time Spent: 00:03:39
IP Address: 210.55.20.210

Page 2: Personal Details

Q2 Name of organisation

NZTA

Page 3: Personal Details

Q3 Full name

Tony MacColl

Page 4: Feedback

Laurel Hills Proposed Special Housing Area

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

Laurel Hills - Proposed Special Housing Area - Comments

Thank you for providing details of the above proposal to the NZ Transport Agency (Transport Agency) for comment. We understand that the proposal relates to a development as follows:

- Approximately 156 residential units;
 - Internal roading, trails, parking and footpaths; and
 - Creation of a neighbourhood reserve approximately 4,000m² in area including a playground, half basketball court and open space.
- The development will be located between State Highway 6 (SH6) and Shotover Country subdivisions. Access to the site will be from Stalker Road.

The Transport Agency supports the provision of the following elements of the proposed development:

- Connectivity of pedestrian and cycle paths;
- A roading layout that supports alternative transport modes, i.e. bus stops, walking and cycling;
- An internal roading layout that provides for future connections through adjoining properties;
- The footpath connection between the urban area of Shotover Country and the Stalker Road Roundabout with SH6 shown on the eastern side of Stalker Road.

However, the Transport Agency notes that the subject site is not a Category 1 area (an area that is considered suitable for establishment as a special housing area) of Councils Lead Policy, but rather a Category 2 area (an area that may be suitable for establishment as a special housing area). Further to this, the Transport Agency continues to have concerns around the longer term operational capability of the transport system in this part of the Wakatipu Basin, particularly given the growing volume of residential development on the eastern side of the Shotover River.

The Queenstown Integrated Transport Programme Business Case provided a recommended programme which is expected to improve the transport system through improved transport choice and level of service for all modes. As part of the assessment for Housing Infrastructure Funding for residential development in the Ladies Mile area an agreed set of interventions and triggers have been determined. This is to ensure water and transport infrastructure is provided in a staged manner. The staged infrastructure improvements are to specifically ensure the potential traffic effects of residential development are mitigated. One of the agreed interventions was to improve the public transport level of service to 20% prior to the first lots being built which will be captured through a memorandum of understanding. Consequently, the Transport Agency suggests, if Council are of a mind to accept this Expression of Interest as a Special Housing Area, that a mechanism ensuring the above mentioned modal shift is implemented prior to any lots being built, should be included as an essential condition of this proposal.

Furthermore, the Transport Agency requests that the following should also be included as part of the proposed development:

- The proposed development design should include a potential State highway bus only access for both the inbound and outbound movement of buses;
- The roading layout shall be of sufficient width to safely and efficiently accommodate buses through the development.
- The footpath connection that is proposed for the eastern side of Stalker Road should be replicated on the western side of Stalker Road;
- The proposed shared path as shown on the scheme plan stops at the property boundary. The application should demonstrate how the connections to the existing trails can be made and provide such connections as part of the application.

Please do not hesitate to contact me if you have any further queries or require further information.

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

#317

COMPLETE

Collector:	Web Link 2 (Web Link)
Started:	Thursday, February 28, 2019 3:47:30 PM
Last Modified:	Thursday, February 28, 2019 3:50:26 PM
Time Spent:	00:02:55
IP Address:	210.55.20.210

Page 2: Personal Details

Q2 Name of organisation

Aukaha

Page 3: Personal Details

Q3 Full name

Cassino Doyle

Page 4: Feedback

Laurel Hills Proposed Special Housing Area

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

Proposal

Ka Rōnaka 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 - Laurel Hills Special Housing Area, Ladies Mile

Situation

Aukaha writes this brief on behalf of Kati Huirapa Rōnaka ki Puketeraki and Te Rōnanga o Otakou, two of the kaitiaki Rōnaka whose takiwa includes the site the proposal relates to.

Feedback

Rōnaka representatives have been informed of the proposal received 5th February 2019 and have indicated no opposition to the proposed development.

In consideration of the proposal, Ka Rōnaka make the following observations and comments:

- The development is in the vicinity of an Ara Tawhito, an ancient trail, and as such there is potential that archaeological material could be uncovered during the course of the development. Accordingly, earthworks and civil contractors should be made aware of this and an accidental discovery protocol implemented.
- Degradation of waterways is a further concern and in this instance the integrity of the margins and water quality of Kimi - akau (Shotover River) should be protected from contamination and degradation. A stormwater management plan and review and monitoring regime should be adopted by both Contractors and QLDC staff to ensure the integrity of the waterway is not compromised.
- Consideration by the developer should be given to integration of an indigenous planting regime in landscaping and streetscaping features.
- Consideration by the developer should be given to urban design features that acknowledge the general area as an ancient trail

This reply is specific to the above proposal. Any changes to the proposal will require further consultation.

Nahaku noa

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

#318

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Thursday, February 28, 2019 3:51:44 PM
Last Modified: Thursday, February 28, 2019 3:52:54 PM
Time Spent: 00:01:10
IP Address: 210.55.20.210

Page 2: Personal Details

Q2 Name of organisation

Education Otago Southland

Page 3: Personal Details

Q3 Full name

Kathryn Palmer

Page 4: Feedback

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

Thank you for the opportunity to provide feedback on the expression of interest for Laurel Hills SHA at Ladies Mile. The proposed SHA will provide at least 156 dwellings. The SHA is located within the immediate catchment of Shotover Primary School, which since opening in 2015 has experienced rapid growth and is rapidly approaching its capacity of 900 students. The Ministry of Education (the Ministry) notes there are a number of SHAs in the Ladies Mile vicinity. The Ministry considers that the estimated number of children likely to be generated from the proposed Laurel Hills SHA will be approximately 45 -50 students, which is not an insignificant number in terms of the school roll. The Ministry is also aware of the ongoing and other planned residential development happening in the catchment of Shotover Primary School. As previously signalled in response to the Ladies Mile Master Plan in August 2017, the Ministry is now needing to, in conjunction with Queenstown Lakes District Council, develop a clear plan for provision of new primary schooling at Ladies Mile. This will involve the need for the Ministry to bring forward anticipated funding of a new school site. On this basis, the Ministry notes the Laurel Hills proposal will result in an increase in the school roll which is currently under pressure. The cumulative effects of this increase and other growth in the area on Shotover Primary School is of concern for the Ministry. Accordingly, the Ministry seeks to work in collaboration with the Council, to develop a clear plan to facilitate the acquisition of land for a future primary school in the Ladies Mile area. We look forward to beginning this work with Council.

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

#319

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 28, 2019 3:52:47 PM
Last Modified: Thursday, February 28, 2019 3:57:51 PM
Time Spent: 00:05:03
IP Address: 121.75.214.252

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Kristal Tall

Page 4: Feedback

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

If the infrastructure was there I'd be all for it, I understand we need more houses for more people but the roads, schools, services etc needed to accommodate these extra people and homes need to be addressed first before going ahead with it

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

#320

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 28, 2019 4:48:14 PM
Last Modified: Thursday, February 28, 2019 5:03:43 PM
Time Spent: 00:15:29
IP Address: 219.89.116.230

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Poppy Simpson-Wells

Page 4: Feedback

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

I am concerned about the new Laurel Hills subdivision for the following reasons:

- Shotover Country is far from completed and there already appears to be traffic issues. Nearly every new house in the later Shotover Country stages are either rentals, have an attached flat, or have flatmates. This massively increases the expected number of cars. I really don't think that this has been considered in the traffic reports undertaken for this proposal and seriously question the methodology for the traffic calculations, particularly during peak times. You only have to look at new building consents to see that the vast majority of new builds in Shotover Country have an attached flat/unit.
- Laurel Hills appears to be very high density. I am for having high density in the right places, i.e. near the CBD, and central Frankton areas. But i don't think this should be happening a 15 minute drive way from Queenstown at this point in time.
- By establishing this community, I can't see anything the proposal that will enhance the Queenstown-Lakes community. There's little green areas and the proposed new cycle tracks do no provide new routes, only connect to existing routes. This has no benefit to the existing community.
- This development will adversely affect the views enjoyed by many driving along the SH as well as those living in Shotover Country.

To conclude, the benefits of this proposed sub division do not out-weigh the adverse effects that come with this subdivision. There are few conditions that QLDC could impose on the developer to mitigate these adverse affects at this present point in time and therefore i do not think this Resource Consent should be approved.

Laurel Hills 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

#321

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 28, 2019 4:26:41 PM
Last Modified: Thursday, February 28, 2019 5:17:08 PM
Time Spent: 00:50:26
IP Address: 210.55.20.210

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

R Kadlubowski

Page 4: Feedback

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

The overall aims of the scheme are viewed positively.

However, pedestrian, cyclist and vehicle considerations are highly inadequate.

PEDESTRIANS AND CYCLISTS

Pedestrians and cyclists should be kept separate at all times. 'Shared paths' are dangerous for both users.

This recent fashion is a dangerous apparent space saving concept. that pits pedestrians, of all ages and abilities, who can meander and stop at will, with what is a faster linear mode on a metal and rubber object. The two do not mix, let alone adding semi-powered devices into the mix.

Cyclists (or 'e-cyclists') either need their own space at road level, not footpath level, or need to stay on the road.

FOOTPATHS

The plans:

- Show no indication of what roadside provision for footpaths will be present. If the consented development in the rest of Shotover Country is anything to go by, footpaths could be narrow and not even present on both sides of the road.
- Show no indication of whether footpaths will be adequately surfaced. This is hugely important for many users.
- Show no indication of street lighting design, nor drainage for pedestrian needs.

Laurel Hills Proposed Special Housing Area

- Show curvy paths, as if people like having to take more time getting around, just because planners like drawing these. Look at the poorly considered zig-zag paths between the state highway and the new Kmart development.

Footpaths need to be:

- Wide
- Straight
- Link directly and as straight as possible to routes that connect the development to other developments and townships
- Have zebra crossing points
- Lit for pedestrian users, not just for road users
- Have well considered drainage

VEHICLE VOLUMES

Vehicle access in the morning rush hour is highly congested already. After 7.30am, timing to get out of Shotover Country through the only road out, Stalker Road, is between 15 to 25 minutes, and on occasion can be 45 minutes.

Adding more vehicles rather than alternate development access to the state highway will only exacerbate this.

BUS USERS

If this is challenging for car users, imagine what the impact is on bus users waiting out in the cold and rain.

Bus journeys can treble in duration, making them unviable and unreliable for those using them to get to work.

Given rush hour traffic volumes, the aim should be to encourage this mode of transportation for commuting to Queenstown, as much as possible. Merely providing a proximal bus stop is not enough.

BUS LANE NEEDED

The plans show no indication of providing a priority route for public transportation on Stalker Road between the Banbury roundabout and the state highway.

DISABILITY ACCESSIBILITY

Finally, has any assessment been made to how this design fits the council's recently adopted Disability Policy?

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

#322

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 28, 2019 8:10:06 PM
Last Modified: Thursday, February 28, 2019 8:14:31 PM
Time Spent: 00:04:24
IP Address: 202.124.104.115

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Gus Sepulveda

Page 4: Feedback

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

As a family we opposed to the proposed special housing. The current traffic situation is unbearable, we believe Shotover country was not thought properly and traffic was never discussed as part of the plan. A positive outcome on this project will have negative consequences for both, Shotover country and lake Hayes estate.

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

#323

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 28, 2019 8:24:05 PM
Last Modified: Thursday, February 28, 2019 8:25:48 PM
Time Spent: 00:01:42
IP Address: 125.238.207.214

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Tim Stevens

Page 4: Feedback

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

The traffic infrastructure on Ladies Mile cannot currently support a further 156 houses. At 7:30am on a Tuesday morning I queued from the GEMS day care centre for about 25 minutes to get onto Ladies Mile from the lower terrace in Shotover Country. The traffic assessment attached to the Expression of Interest (EOI) is inadequate. While the assessment acknowledges the roading environment is congested and results in queuing, it has not bothered to assess what impact adding at least 1,200 vehicle movements (and likely more) will have on the surrounding environment. Specifically:

- The traffic assessment states “Queuing is often observed on Stalker Road at the morning peak as a result of congestion on SH6. It is acknowledged that the identified transport improvements on SH6 may not fully remove this queuing. In this case the proposed intersection layout will continue to operate within a congested road environment.” At no point does the assessment assess what the impact will be on the congested environment. As in how much will this development increase congestion and wait times at peak traffic times?
- The peer review states the queuing that will remain is “not ideal” but draws the conclusion the transportation issues are acceptable on the receiving environment. This conclusion makes no sense given that 1) the assessment agrees queuing is “not ideal” 2) the assessment agrees that even with improvements to SH6 congestion will remain and 3) again no assessment has been made on the impact of the added traffic on nearby residents and what the wait time will be. So how can a conclusion be drawn on the effect on the surrounding environment?

I ask that this development is rejected until such time that the infrastructure can absorb the increased traffic movements and a traffic assessment is undertaken which measures the impact this will have on the surrounding environment

Laurel Hills 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

#324

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 28, 2019 8:53:09 PM
Last Modified: Thursday, February 28, 2019 9:00:09 PM
Time Spent: 00:07:00
IP Address: 203.173.148.3

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Sarah Fredric

Page 4: Feedback

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

I am concerned about the projected volume of traffic from this subdivision. It is likely to be far higher than what is in the submission. Already traffic along Ladies Mile and leaving Shotover Country is bad at peak times (& often all day due to the current road works), adding these additional properties will only exacerbate the situation - especially if nothing is done to improve the situation. Furthermore, Shotover Primary is already an enormous school, adding additional properties close by without another school needs to be carefully considered. Finally Ladies Mile is part of the entrance to Queenstown. It has a lovely rural setting with views to our mountains. Further subdivisions and housing will spoil this Vista with no hope of being able to repair it or replace it.

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

#325

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 01, 2019 9:30:57 AM
Last Modified: Friday, March 01, 2019 9:44:28 AM
Time Spent: 00:13:30
IP Address: 219.89.124.93

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Corona Trust C/- Town Planning Group

Page 4: Feedback

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

SUBMISSION ON THE LAUREL HILLS SPECIAL HOUSING AREA FROM CORONA TRUST, 53 MAXS WAY, LOWER SHOTOVER

The submitter owns 53 Maxs Way, immediately adjoining the proposed Laurel Hills Special Housing Area. The property presently contains an approved residential unit and a separate approved residential building platform on the approximately 4.1ha site.

In general terms, the submitter is not opposed to some form of urban development across the LH SHA block, however do have a number of concerns and matters of clarification that need to be addressed. These matters are detailed as follows:

1. The submitter has particular concerns in relation to the topography and finished levels across the site, primarily with respect to the visibility of those units along the boundary of the upper terrace above 53 Maxs Way, but also in terms of the treatment and visibility along the SH6 boundary of the site. With respect to these concerns, the submitter specifically notes the following:

i. There does not appear to be any evident visual simulation or engineering detail to demonstrate the finished level and appearance of future development on the LH SHA from 53 Maxs Way. The submitter requests this detail be provided, including the establishment of height poles across the site to demonstrate the visibility of future residential units along the upper terrace and along SH6;

ii. It is unclear the extent of building setback (if any) that is proposed from the southern boundary of the site adjoining 53 Maxs Way, and the submitter requests that a particular building setback and recession plane be identified from this boundary, with this in addition to the proposed 5.5m building height above original ground level;

iii. The landscape assessment submitted with the LH SHA documentation suggests landscape planting approximately 1m in height is to be established along the southern boundary adjacent to 53 Maxs Way. The submitter requests that this planting be increased to a minimum of 2m in height, along with controls requiring the same to be maintained at a height of no greater than 3-4m;

2. The submitter has particular concerns in relation to the proposed cycle route to Frankton / Remarkables Park which is detailed within

Laurel Hills Proposed Special Housing Area

Appendix 2A uploaded to the QLDC website on the 7 February. This plan appears to identify the cycle route traversing the submitter's property, with further information required in respect to the alignment, location and treatment of this proposed cycle route;

3. The submitter requests further clarification and assessment around the degree of consistency with the Ladies Mile Indicative Master Plan that is included within the QLDC SHA Lead Policy, noting that the LH SHA is required to be generally consistent with the Master Plan. In particular, the submitter seeks clarity and has concerns in respect to the following matters:

i. The density proposed across the site, with the Indicative Master Plan identifying the bulk of the 9.3ha site as 'medium – low density', having a density in the vicinity of 11hh/ha;

ii. The provision of open space across the site, with the Indicative Master Plan identifying a significant open space area running along the southern boundary of the LH SHA block;

iii. The building setback along SH6, with the Indicative Master Plan identifying a 75m landscape strip / green belt along SH6;

4. The submitter supports the scheme layout in respect of the proposed potential future road linkages to the east and west, with these providing a degree of integration and connectivity with adjoining land, particularly to the lower terraces along Maxs Way and potentially Old School Road. The submitter seeks certainty that these linkages will incorporate appropriate infrastructural capacity (in terms of roading design but also essential services infrastructure) to support potential future development capacity on the lower terraces, and that access to the same will not be restricted or withheld unreasonably;

5. The submitter seeks clarification in respect to the location of the existing water infrastructure / easements that traverse the LH SHA block and serves the properties along Maxs Way, and how this has been or will be accommodated within the LH SHA scheme plan;

6. The submitter notes concerns in relation to the ability of the surrounding transport network to readily accommodate the additional vehicle movements safely and efficiently, and the timeframes and effectiveness of the proposed transport intervention triggers supported by the Housing Infrastructure Funding. The submitter considers that further assessment is necessary to determine additional mitigation measures that can be incorporated into the development to ease the potential traffic effects of the LH SHA;

7. The submitter has particular concerns with the consultation timeframes involved in providing feedback on the LH SHA (closing 1 March 2019), and QLDC's ability to properly and appropriately consider the feedback received, including any potential amendments that may be required, prior to making a decision (at the full QLDC meeting 7 March 2019) as to whether the LH SHA will be accepted in principle and/or recommended to the Minister for approval.

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

#326

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 01, 2019 10:06:09 AM
Last Modified: Friday, March 01, 2019 10:15:07 AM
Time Spent: 00:08:58
IP Address: 202.124.110.18

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Whitney Wanous

Page 4: Feedback

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

I oppose this development. It is important that Lake Hayes Estate and Shotover Country continue to become a community and that any future development proposals are considered strategically, with sufficient community consultation and due process to ensure that effects on the existing community are appropriately managed. The HASHAA is not a process that enables considered decisions that are based on robust evidence.

The medium/high density proposal of their sections is only going to overpopulate an already congested area of our region. Until the local council and NZTA have committed to solving our transport and traffic issues, I will not support further development along Ladies Mile.

Further, any new development in this area, be it Laurel Hills or another future development must be prepared to allow for sufficient parking in the development. With rising house prices and living costs here in Queenstown, people are forced to live with 4-6 people per 3 bedroom house, which equates to 4-6 cars per household. The neighborhood streets become parking lots, which creates hazards for drivers, cyclists, and children who live in these neighborhoods. The proposed plan submitted by Laurel Hills also does not allow enough green space to preserve our beautiful landscape and creates an unsightly urban sprawl on our main entry to Queenstown.

Again, my family and I strongly oppose this development, and will continue to oppose any future development along this piece of road until there are significant changes to the Queenstown Lakes district.

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

#327

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 28, 2019 3:50:21 PM
Last Modified: Friday, March 01, 2019 2:17:23 PM
Time Spent: 22:27:02
IP Address: 122.56.205.134

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Jean and Bob Britton

Page 4: Feedback

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

We are both opposed to this large scale development.

We have lived permanently at Lower Shotover for almost 33 years and prior to that had a holiday home at Arrowtown. In the last 10 years we have seen huge changes in the Wakatipu bringing both positive and negative results. Large scale development along the Ladies Mile - Frankton Highway has created serious traffic problems which effects residents on the east side of the river as far as away as Arrowtown.

The bridge and infrastructure cannot cope with further development in this area. There were two sewage pipes installed inside the bridge when Lake Hayes Estate was first developed. One of the pipes has failed and is now shut down. The other has had serious leakage problems and is only patched. It now carries waste from Arrowtown, Lake Hayes, Lake Hayes Estate and Shotover Country. There is a limit on how much more it can handle before it is overloaded and also fails causing huge problems. If the development continues at the rate it has recently all the lower areas of the Wakatipu Basin will be houses. We have already lost many of the lovely vistas we used to admire as we drove around the countryside and if this continual building on every green space isn't managed better this beautiful place will no longer be the " Jewel in the Crown." Already as we travel around New Zealand we are hearing people comment about how awful Queenstown is now. The council was warned years ago to take care that it didn't kill the " Golden Goose " but has not listened. Many long term residents feel the same and sadly many have moved away.

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

#328

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, February 26, 2019 3:22:31 PM
Last Modified: Friday, March 01, 2019 2:37:53 PM
Time Spent: Over a day
IP Address: 219.89.116.149

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Garry Jack

Page 4: Feedback

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

Thank you for the opportunity to provide feed back on the proposed Laurel Hills subdivision.

We are against the development.

Being a section owner at Mulbury Way Lower Shotover we are very concerned with the loss of Coronet peak views from our section where we intend to build our dream home. Iconic views should be protected and in particular sky lines.

The other very important issue is the increased build up of Traffic congestion. Access on to SH6 is at capacity at certain times of the day. An extra 150 odd dwellings with multiple vehicle movements will add to this and traveling by private car or public transport will become also unbearable and in doing so detract form the beauty of the Queenstown area.

The corridor into Queenstown needs to be kept clean ,uncluttered and green. This concentration of housing will detract from this image and give the wrong message to potential developers and visitors.

Yours Sincerely
Garry and Libby Jack.

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

#329

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 01, 2019 2:53:29 PM
Last Modified: Friday, March 01, 2019 3:20:08 PM
Time Spent: 00:26:39
IP Address: 125.238.206.248

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Justine Cranfield

Page 4: Feedback

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

I am strongly against the Laurel Hills Special Housing Area proposal, for the same reasons as most other people - primarily further exacerbating the already major traffic problems along Ladies Mile leading up to the Shotover Bridge.

The bridge is only one lane each way so as long as that is the case there will always be a bottleneck leading up to it, which would only worsen considerably with further cars from the proposed Laurel Hills subdivision.

Saying they would instigate a bus lane when already not only the bridge but Ladies Mile itself is only one lane each way for most of it, seems an illogical suggestion.

We look out every morning and evening (if we're not in the traffic ourselves) at Ladies Mile at the crawling, snails' pace, or often stationary queues of cars and wonder how on earth a huge influx of more cars could possibly be contemplated.

I also agree with those questioning any further large scale building developments in the area generally , as these would impact heavily on the quality of life of residents and tourists alike.

Who says Queenstown MUST increase its population? The speed of residential and commercial developments in recent years is quite out of kilter with both infrastructure, and the desire of the majority of residents to enjoy their lifestyles in relative peace and congestion-free roads.

The physical area of greater Queenstown is quite limited in size, and yet the number of proposed new houses (and therefore cars etc) is disproportionate .

European-type apartment buildings in the town centre (such as the old High School site), away from a one lane each way - only bridge, are in my opinion the most appropriate form of affordable housing for this area.

The QLDC should not allow the Laurel Hills subdivision to go ahead.

Laurel Hills 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

#330

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 01, 2019 3:19:32 PM
Last Modified: Friday, March 01, 2019 4:08:41 PM
Time Spent: 00:49:08
IP Address: 210.55.211.221

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Wendy Banks

Page 4: Feedback

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

NovoGroup commentary 13: Disagree that the current situation with vehicles queuing back beyond the proposed site access 'is a function of the existing traffic environment'. The proposed development has not taken into account the existing traffic conditions. Based on any weekday site visit between 0800 and 0930hrs (and often beyond this period), I do not believe that the delays shown in Table 2 (Bartlett) are correct. The modelling based on the turning volumes alone at the proposed (Laurel Hills access) intersection is likely to be correct, however it has not been calibrated to the existing conditions with vehicles queuing back from the State highway roundabout.

The current situation experienced on Stalker Road is not new and the Tucker Beach Road intersection road works contributes to the delays at the Stalker Road / State highway roundabout. It is often reported that the road works on the State highway causes the long queues experienced for all roads leading to the Tucker Beach Road intersection, this is not the case. I disagree with the traffic effects described in Page 26 in the WSP report that shockwaves in the traffic develop back onto the Stalker Road roundabout.

The WSP / Opus report relies heavily on alternative modes of transport, there needs to be a far greater drive to remove people from using cars for this to work, more definitive solutions for alternative modes of transport need to be investigated, confirmed and programmed for installation before this subdivision can be considered for approval.

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

#331

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 01, 2019 4:25:31 PM
Last Modified: Friday, March 01, 2019 4:56:22 PM
Time Spent: 00:30:50
IP Address: 202.22.30.101

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Cameron & Denton

Page 4: Feedback

Laurel Hills Proposed Special Housing Area

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

SUBMISSION - PROPOSED LAUREL HILLS SPECIAL HOUSING AREA

We **OPPOSE** the proposed SHA and request that the Council declines the application.

Shotover Country, in which we live, has seen significant growth and this has adversely affected the quality of life of those living in the community. Many of us are very concerned at the possibility that this land zoned 'rural' could become a high density housing area.

When we purchased our section in 2017 behind Maxs Way, we chose this area and designed our house to specifically take in the magical view of Coronet Peak and surrounding rural landscape. We certainly did not anticipate that the skyline out our window would be destroyed with a proposed high density development (5.5m high) on rural-zoned land. We are very dissatisfied that this is being considered and strongly believe this is not the appropriate location for future development.

The main reasons for our opposition are:

1. Visual Impact - this development will destroy the rural outlook the community enjoys and will degrade the entrance to Queenstown. We believe it will also de-value our home in which is specifically built to incorporate the rolling landscape view, as is the situation with many others
2. Traffic - as you are well aware the traffic leaving Shotover Country each morning on Stalker road to SH6 is over-congested and the current network is inefficient. The community is disconnected and relies on private vehicles with vehicle movements being far greater than originally predicted. Upgrades to the transport infrastructure needs to come first, before more residential development. Traffic noise and safety must also be taken into consideration. This proposal will just exacerbate these increasing traffic concerns
3. Urban Design & Layout - the proposed density is far higher than that anticipated by the master plan – limited green space, 130m² sections, height destroying skyline, not enough space within the sites or the streets to accommodate vehicles, no facilities, lack of key infrastructure
4. Consultation - the 'My Place' forums need to take place first before this EOI is looked at

We firmly believe the Laurel Hill EOI should be declined. There is no capacity for more residential development in this 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

#332

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 01, 2019 3:54:48 PM
Last Modified: Friday, March 01, 2019 5:06:32 PM
Time Spent: 01:11:43
IP Address: 125.238.206.248

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Robert Sidney Cranfield

Page 4: Feedback

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

The traffic problem is already out of control with massive traffic hold-ups during the morning and late afternoon peak hours. At present we see traffic crawling along the Frankton-Ladies Mile Highway from 7.30 through till at least 10 every morning. To add more traffic to this already seriously over-loaded highway by allowing the "Laurel-Hills Special Housing-area" could only be seen as irresponsible. Fortunately we rarely need to drive in this traffic, but on the odd occasion we have, the time taken to get into town is truly ridiculous. While the infra-structure is unable to handle any more traffic, no further development should be allowed on this side of the bridge. Infra-structure should always be built first before development occurs. We have been doing it the wrong way around for years in Queenstown and we are now paying the price.

Queenstown should be looking seriously at much more dense housing in the form of moderately high-rise apartment blocks in the central town and stop the current scattershot development happening. This would give big savings in infra-structure costs such as roading, bridges sewage and water reticulation. All these costs ultimately come back to bite the local ratepayers, not the developer.

It would be irresponsible for the council to allow this 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

#333

COMPLETE

Collector: Web Link 1 (Web Link)
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Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Gareth McMurdo

Page 4: Feedback

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

I oppose the Laurel Hills development, as a resident of Shotover Country I believe it will make an already over populated and overcongested area even worse.

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

#334

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 01, 2019 5:44:02 PM
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Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Megan McMurdo

Page 4: Feedback

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

I oppose the Laurel Hills development as a resident of Shotover Country where we are already contested and bottlenecked. Adding another 156 houses will add at least that much more traffic on the roads. Looking at how many rentals there are in the estate many houses have 3 and 4 cars per household!

A resident erected a sign at the base of the hill exiting Shotover Country, saying the proposed entrance/exit to the new development will be right by Max's Way there. If this is true, it has not been thought out at all. It is already a nightmare trying to get out of the Estate to get into town for work. You only have to sit there each morning for a week to witness this. The estate cannot currently handle the school and resident traffic as it is. Adding even more congestion to that is absolutely nonsensical. There isn't even a direct bus service into town and sitting on a bus in that traffic doesn't help anyway! One entry in and out for that number of vehicles isn't working now, Laurel Hills will break that even more.

The school is also being pushed to capacity as it is and another potential 156 families will cripple our current offering. There is not enough greens space for the 600 odd students now and adding hundreds more students will compound that problem. School parking for drop off/pick up and also kiss and drop is too hectic and dangerous now. Unless other facilities are provided, this become even more dangerous and difficult.

Simply put I cannot see any benefit whatsoever to the community by adding another 156 homes into our 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

#335

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 25, 2019 10:30:41 AM
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IP Address: 1.129.110.117

Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Nathan Payne

Page 4: Feedback

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

Are you bunch of cunts completely fucking retarded?

Quality not quantity seems to have fucked right off out the window.

Don't be daft.

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

#336

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 03, 2019 4:44:54 PM
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Page 2: Personal Details

Q2 Name of organisation

Respondent skipped this question

Page 3: Personal Details

Q3 Full name

Shikha Singh-Lochan

Page 4: Feedback

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

I oppose to the development of Laurel Hills subdivision.

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

#337

COMPLETE

Collector: Web Link 3 (Web Link)
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Page 2: Personal Details

Q2 Name of organisation

Southern District Health Board

Page 3: Personal Details

Q3 Full name

Emily Nelson

Page 4: Feedback

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

Introduction

Public health services are offered to populations rather than individuals and are considered a “public good”. They fall into two broad categories – health protection and health promotion. They aim to create or advocate for healthy social, physical and cultural environments.

This advice is intended to provide general and specific commentary to Queenstown Lakes District Council (QLDC) on the consultation document “Expressions of Interest for proposed Laurel Hills Special Housing Area”.

General Comments

Public Health South (PHS) recognises the housing shortage and cost of accommodation in the Central-Lakes district and supports the use of Special Housing Areas where appropriate. The ratio of house price to income (liveability ratio) in Queenstown-Lakes is the highest in the country at 15, compared with Auckland at 8 (2018) highlighting the considerable gap in affordability in the district. As outlined on the QLDC website, the objective of a Special Housing Area (SHA) is “to boost our housing supply and improve housing affordability in the district by facilitating development that meets the needs of the growing population”. It is encouraging the development shows increased density of housing which will help to limit the sprawl of Queenstown residential areas. However, progressing a housing development under SHA legislation should not come at the expense of good urban planning and design, and build quality which is sustainable within this environment, and good for the health of residents.

PHS is pleased to see support by Laurel Hills of the Queenstown Lakes Community Housing Trust within the proposal. By gifting 10% of the sections to the Trust the needs of the community are further supported in the provision of affordable housing. PHS supports the affordability for ‘all-ages’ goal to create a diverse and vibrant community.

PHS is encouraged by the consideration of a number of important aspects for community development and health within the Laurel Hills proposal. However, further consideration on the consultation infrastructure including water and transport must be considered before this

Laurel Hills Proposed Special Housing Area

proposal, however further consideration on the provision infrastructure including water and transport must be considered before this development is consented.

Adequate Infrastructure

The infrastructure assessment raises some concern for PHS. It appears that the report outlines best case scenarios seen in isolation rather than assessing the impact on the whole Ladies Mile area.

1. 3 waters:

PHS endorses the Laurel Hills proposal to connect to the existing reticulation. By connecting to existing reticulated infrastructure the quality of water supply, and the removal of wastewater will be optimised. However, based on the OPUS review of the Laurel Hills 3 Waters Assessment dated 8th January 2019 it is evident that the developers have underestimated the potential volume of both wastewater and stormwater produced by this development. This is a serious issue especially when there is limited capacity in the existing stormwater system.

All stormwater contains contaminants and the risks are often underestimated. As stated in the application the current stormwater reticulation in Shotover Country was not designed for additional developments connecting to the current reticulation. There would need to be significant upgrades to the system as it is already at capacity. Connecting to the existing system risks stormwater overflowing and ponding especially during times of heavy rainfall. A number of drinking water outbreaks internationally have been linked to runoff with more than half of the documented waterborne disease outbreaks in the United States since 1948 have followed extreme rainfalls. Changes to climate variability and extremes, current and future deficiencies in areas such as infrastructure, and storm drainage systems will probably further exacerbate the risk of contamination events related to urban and residential runoff.

Generally, pollution from waste water often arises where the storm water overflows are operating incorrectly; or from direct discharges of untreated waste water. Thus it is very important that accurate calculations are undertaken so a complete picture of risk and capacity can be identified. The application is also unclear what percentage of their stormwater would be expecting to connect to the Shotover Country stormwater system. If the subdivision was unable to connect to the Shotover Country system further investigations would need to be made as to where the stormwater from this development could be diverted to without having an adverse impact on the adjoining subdivision or risking other services for Shotover Country.

PHS cannot support this application until accurate calculations and capacity can be proven for this development to connect to the existing systems.

2. Connectivity – SH6 and Active transport:

The traffic assessment provided demonstrates that the proposal will have minimal effect on the surrounding roading network. It is unclear if adequate focus has been given to the impact on the roading network outside the development. SH6 is already experiencing significant congestion and another development along Ladies Mile will only exacerbate this. The Stalker Rd roundabout is around a tension point and an additional 156 dwellings will add to this. The Master Planning process must make this a priority as growth cannot continue without addressing connectivity and at the expense of the wellbeing of the community. The need for a bus lane has been identified. It is unclear how this is possible unless the Shotover Bridge is expanded to more than 2 lanes.

PHS cannot support this application until an accurate impact assessment has been made to the congestion issues already being experienced along SH6. Suggest completing the Master Planning process for Ladies Mile corridor before any further development is approached.

Access to public and active transport links, cycleways and walking paths suitable for buggies and kids' bikes, and a focus on a low-speed vehicle pedestrian-centric environment should be considered. Children must have a safe passage to school. With the growth in the area children will need to cross Stalker Rd at peak times to get to Shotover Primary School. Active transport must be the priority therefore safe walkways away from traffic is essential for this development. The mixed use town centre is a good use of developer funding to reduce the need to drive to Frankton for all activities and to increase the sustainability of the community and contribute to social infrastructure and cohesion.

PHS notes there has been no consideration of potential impacts from transportation related noise or air pollution from vehicle

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PHS notes there has been no consideration of potential impacts from transportation related noise or air pollution from vehicle emissions. This should be provided as part of any resource consent application. 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.

Laurel Hills is situated close to SH6 and monitoring of traffic noise levels would help ascertain potential adverse impacts. Additionally, monitoring vehicle emissions would help ascertain potential risks to Laurel Hills residents living adjacent to SH 6.

Urban Planning and Design for Health

As outlined in Housing New Zealand Corporation’s design guidelines, urban design can positively impact health and wellbeing through good planning, place-making, public spaces, community and sustainability. PHS promotes the use of urban design principles that promote community cohesion and provide opportunities for healthy lifestyles. The Laurel Hills subdivision must protect the health of up to 1000 residents (within 156-225 dwellings), and create environments which enable them to live full and healthy lives. PHS urges QLDC to highlight the design and sustainability guidelines outlined in the United Nations Sustainable Development Goals (SDGs) to the Laurel Hills developers.

It is pleasing to note the plan includes consideration for playgrounds, reserves and a community hub. Physical activity is associated with many positive health outcomes for individuals, including reducing the risk of obesity, heart disease, type 2 diabetes, cancer and helping manage depression. The design of communities which encourage walking and cycling as forms of transport can make it easier for people to be active as part of everyday life. Public walkways and roads must demonstrate connectivity, and be designed for safety and include adequate street lighting and safe low-impact surfaces that minimise road surface noise. The design of the pathways must also be suitable for those on mobility scooters and other disabilities such as blindness.

Shared public spaces are essential to foster social connectivity. This includes access to green space, picnic areas/BBQs and tables, bike racks and drinking fountains in public spaces, and seating areas for breastfeeding. These areas must be accessible for the elderly and those with disabilities. PHS encourages the developer to incorporate fruit trees and provide garden allotments for growing vegetables. In addition, the development should have smokefree outdoor spaces and implement smokefree policy in all Queenstown Lakes Community Housing Trust (QLCHT) properties.

Housing Quality

While houses must be built to a tight budget to remain affordable for the purchaser, the quality of the build structure should take into consideration that the current building standards in New Zealand (NZS3604) as a minimum standard for building construction are not adequate to preserve the health of the residents in cold climates such as those of the Wakatipu Basin. QLDC needs to place a covenant on the title requiring that homes are built to a higher standard equivalent to that of an Energy Star rated home. PHS recommends QLDC/ Laurel Hills consults <https://www.energywise.govt.nz/at-home/building>. These include:

- Energy efficient, including adequate insulation, ventilation, affordable clean energy sources for heating, and double-glazing.
- Climate safe housing design to ensure stable temp year round – no western glazing and no triangle windows as they are impossible to curtain. Maximise solar gain through the orientation of the sections and houses to the north.
- A design suitable for the target population including those with a disability or elderly, families or those in a house-share.
- Noise – the housing is adjacent to SH 6 which is now very busy. Acoustic treatment of houses will be required to reduce noise nuisance for the residents
- Being situated adjacent to SH6 the vehicle emissions will impact on the air quality for the residents. Planting between SH6 and the dwellings must be extensive and low emissions heating must be stipulated within building covenants.

Summary

PHS thanks QLDC for the opportunity to comment on the Laurel Hills proposal. Through this submission PHS proposes that QLDC ensures the following conditions must be met before approving the subdivision:

- The applicant looks more closely at the ability for the development to connect to the existing 3 waters reticulation systems (especially

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The applicant looks more closely at the ability for the development to connect to the existing & waters reticulation systems (especially stormwater) without overloading.

- QLDC to acknowledge the significant impact of further development on traffic congestion along SH6 and make remedying this a priority within the master planning process before further development is consented
- If the development is approved, proceed with the gifting of 10% of sections to the Queenstown Lakes Community Housing Trust to boost our housing supply and improve housing affordability.
- Acknowledge that the current building standards in New Zealand (NZS3604) as a minimum standard for building construction are not adequate to preserve the health of the residents to preserve the health of the residents in cold climates such as those of the Wakatipu Basin. QLDC needs to place a covenant on the title requiring that homes are built to a higher standard equivalent to that of an Energy Star rated home.
- The health of the residents must be at the core of decisions relating to design and quality of the dwellings. Adhere to New Zealand Housing Corporation principles for urban design and development.
- Apply the Sustainable Development Goals to promote community cohesion and provide opportunities for healthy lifestyles, including active transport, shared outdoor spaces, and smokefree communal areas.

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

#338

COMPLETE

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Page 2: Personal Details

Q2 Name of organisation

Trojan Helmet Limited and Boxer Hill Trust

Page 3: Personal Details

Q3 Full name

Emma

Page 4: Feedback

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

1. Trojan Helmet Limited and Boxer Hill Trust:

- (a) This feedback is provided on behalf of Trojan Helmet Limited (THL) and Boxer Hill Trust (BHT) in respect of the Expression of Interest (EOI) to establish the Laurel Hills Special Housing Area (SHA).
- (b) THL and BHT own contiguous land near Arrowtown within the area bounded by the Arrowtown Lake Hayes, McDonnell and Hogans Gully Roads.
- (c) THL and BHT's land was included within the Rural Zone in Stage 1 of the notified Queenstown Lakes Proposed District Plan (PDP) and the Wakatipu Basin Rural Amenity Zone (WBRAZ) in Stage 2 of the notified PDP.
- (d) THL and BHT made submissions on Stages 1 and 2 of the PDP seeking that their land be rezoned as follows:
- (i) Under Stage 1 of the PDP, from Rural Zone to a bespoke Resort Zone (THL's submission) and to a Rural Lifestyle Zone (BHT's submission).
- (ii) Under Stage 2 of the PDP, from WBRAZ to a bespoke Resort Zone that would enable up to 150 new households (THL's submission), and from WBRAZ to a Wakatipu Basin Lifestyle Precinct Zone (WBLP) that would enable up to 8 new households (BHT's submission).
- (e) THL's and BHT's Stage 1 submissions were lodged with QLDC on 23 October 2015. Their Stage 2 submissions were lodged on 23 February 2018.
- (f) The Queenstown Lakes District Council (QLDC), in its evidence on Stage 2 of the PDP (which also addressed the Stage 1 submissions), opposed THL's and BHT's requested rezonings for reasons including the potential adverse traffic effects that the rezonings would purportedly give rise to.
- (g) In particular, the evidence of QLDC's expert transportation planner, Mr Smith, was that: 1 " ... without appropriate mitigation being sought to address effects along the SH6 corridor in the vicinity of the Shotover River Bridge, Edith Gavell Bridge and Arrow Junction, I oppose (on the basis of transportation effects) all submissions that seek to increase residential density beyond that provided for in the notified Wakatipu Basin Chapter [i.e. the WBRAZ] and plan maps."
- (h) Additionally, his evidence was that:2

"A key justification that provides for additional residential development along the SH6 corridor is that it will generate significant traffic effects along SH6

Laurel Hills Proposed Special Housing Area

"Any application that provides for additional residential development along Ladies Mile will create significant traffic effects along SH6, including the SH6 Shotover River Bridge. Any significant addition of capacity at this location will be expensive and require several years to plan, design and construct a solution, and will be a process led by NZTA as the road controlling authority."

(i) In respect of THL's submission requesting a bespoke resort zone, the opinion of Mr Smith was that:

"... the proposed activities would have a significant impact on the efficiency of the transport network and use a good proportion of the remaining capacity over the Shotover River Bridge. This would necessitate accelerating investment in adding further capacity to the network that is not yet planned."³

And:⁴

"Consequently, I oppose a special resort zone or any zoning that would allow for the level of development that is planned in the submission. This is because it is expected to have a significant impact on the efficiency of the network at the Shotover River Bridge that would necessitate significant investment in additional capacity that has not been planned, or addressed in the submission."

(j) Further (rebuttal) evidence was also provided by Mr Smith for QLDC in respect of THL's and BHT's submissions, as follows:

(i) In respect of THL's submission: ⁵

"I have reconsidered my view ... that the proposed special resort zone when considered in isolation from other developments proposed through rezoning requests would have a significant impact on the efficiency of the Shotover River bridge.

However, I believe it will negatively impact on the performance of the network when considered in the context of cumulative effects of development in the Wakatipu Basin."

(ii) In respect of BHT's submission: ⁶

"I agree with Mr Penny [BHT's expert transportation planner] that this ... small increase in volume would generally be considered insignificant in isolation from other development. However, I believe it will negatively impact on the performance of the transport network when considered in the context of cumulative traffic effects of development in the Wakatipu Basin and I therefore oppose this submission."

(k) In summary, QLDC's evidence on THL's and BHT's submissions on the PDP was that "the establishment of rural residential activities that would be enabled by the rezonings sought would give rise to adverse transportation effects on the wider road network including in particular the Shotover River Bridge, and that for these reasons the rezonings should be declined.

2. Position on the Laurel Hills EOI for SHA:

(a) THL and BHT take no position on the EOI for the Laurel Hills SHA

(b) Rather, the purpose of this feedback is to ensure that QLDC is cognisant of its evidence presented in opposition to various rezoning requests made by submitters through the PDP process, including the submissions by THL and BHT, and to request that QLDC take a consistent and even handed approach when considering all development proposals within the Wakatipu Basin, particularly with regard to potential effects on the wider road network and the capacity constraints of the Shotover River Bridge.

(c) THL and BHT understand that the decision to amend QLDC's Lead Policy for Special Housing Areas (Lead Policy) to include the Ladies Mile area was made in August 2017. THL and BHT understand that as a result of this amendment, the Ladies Mile land is included in the Lead Policy as a "Category 2" SHA area, which means that the area may be suitable for the establishment of SHA, but that further assessment is required to determine whether this is so in any given case.

(d) In contrast, THL and BHT note that their requests for rezonings (via the PDP submission process) were made some two years prior (in October 2015) and that QLDC's evidence opposing the rezonings for transportation related reasons, including adverse effects on the Shotover River Bridge and wider road network, was prepared some 9 months after the Lead Policy was amended (i.e. in May 2018).

(e) THL and BHT understand that QLDC, the ORC and NZTA have agreed⁷ a programme of improvements to the State Highway network which, along with public transport initiatives, will enable an additional 1100 households to be established along Ladies Mile before more significant improvements works are required to cater for the resulting increased traffic.

(f) THL and BHT understand that this programme of improvements was agreed in July 2018, being nearly 3 years after THL's and BHT's rezoning submissions on the PDP were lodged and some 2 months after the QLDC prepared its PDP evidence opposing these rezoning submissions for traffic related reasons.

(g) THL and BHT consider that if improvements can be made to cater for additional households along Ladies Mile, they should also be available for proposed development elsewhere in the Wakatipu Basin, or that QLDC should otherwise not oppose (earlier) development proposals, including rezonings sought via the PDP process, on transportation related grounds.

(h) THL and BHT consider that this is necessary to ensure that the Council acts consistently and even-handedly.

Laurel Hills 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

#339

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Page 2: Personal Details

Q2 Name of organisation

Lake Hayes Estate and Shotover Country Community Association (LHSC)

Page 3: Personal Details

Q3 Full name

Jenny Carter

Page 4: Feedback

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

The Lake Hayes Estate and Shotover Country Community Association (LHSC) welcomes the opportunity to submit on the proposed Laurel Hill Special Housing Area.

The LHSC Community Association aims to represent the residents and ratepayers within Lake Hayes Estate and Shotover Country. Our community has seen significant growth and has been impacted upon by both the growth within Shotover and Lakes Hayes Estates, and in the wider Queenstown area.

Specifically, the two most significant Special Housing Areas (SHA's) recently approved, being Bridesdale and Queenstown Country Club are located adjacent to Lake Hayes Estate and Shotover Country and impact significantly on our community, while failing to achieve the provision of affordable housing. We now have more houses and vehicles, but no commensurate increase in facilities, transport links or services.

The amount of concern and dissatisfaction was made clear at a public meeting held at Shotover Primary school recently where over 100 residents raised their concerns with the Mayor.

The key issues faced by our community as a result of this growth is traffic congestion and overcrowding at Shotover Primary School. SHA's place emphasis on supply of housing with little or no consideration given to the impacts on the local and future community. In short, the SHA's have not assisted in development of key infrastructure and developers have not met the full costs of their developments.

It is important that Lake Hayes Estate and Shotover Country continue to become a community and that any future development proposals are considered strategically, with sufficient community consultation and due process to ensure that effects on the existing community are appropriately managed. The HASHAA is not a process that enables considered decisions that are based on robust evidence.

The LHSC opposed the amendment to the Lead Policy to include Ladies Mile, and remains of the opinion that this is not the appropriate location for future development, and that the SHA is not the

Laurel Hills Proposed Special Housing Area

right process. Should this area be developed then it should be undertaken through the plan change process. That process would better enable a strategic approach to managing growth, and would enable an opportunity to test evidence.

LHSC OPPOSES the proposed SHA and requests that the Council declines the application.

In summary, the reasons for opposition are:

- Traffic- it is all very well to suggest that people living here can catch the bus and use the trails. That modal shift is ideal, but at this time it is not possible. There are no bus lanes and there is still no direct bus route from Lake Hayes Estate/Shotover Country to Queenstown, the airport, 5 Mile or the events centre. Trails are still disconnected, hilly and require a high level of fitness (and commitment).

A major problem is that this development represents more urban sprawl. 99% of the residents of Shotover Country and Lake Hayes Estate by necessity have to travel on the roads to work, to shop, visit the doctor and other services. Until such time that there is a bus lane and cycle tracks on the bridge and connecting beyond, that provide safe and efficient connections between home and work/services, the community is disconnected and relies on private vehicles.

The traffic assessment for Laurel Hill assumes 130 vehicle movements per hour at peak time. This is based on an ideal future, not on reality. Until the above improvements are made to public transport and alternative connections there will be at least double that number of vehicles at peak hour. While it is fair to say that some car pooling could occur, many people work different hours and when the houses are rented there will likely be four or more vehicles per house. Every one of those residents must travel to work. You just have to walk through Bridesdale, Lake Hayes and Shotover Country to get a feel for how many vehicles are in fact generated by these developments.

Another issue with traffic congestion is the difficulty in getting emergency services to and from our community. Fire services, ambulances and police are all caught in the traffic and this has increased their response time.

If the Council is intent on increasing residential development in a location separated from services and work places, then the upgrades to the transport infrastructure and provision of local services needs to come first, before more residential development.

- School- Shotover Primary School will have a capacity of 900 students based on land that is currently zoned for development. The incremental addition of more and more households via SHA's simply can not be accommodated. Until such time that the Ministry of Education has confirmed the purchase a second school site all plans for Special Housing areas in this area should be placed on hold. It is unfair to place a burden of overcrowding on our school children.

- Lack of consistency with the master plan and lead policy The proposed scheme plan is inconsistent with the master plan for Ladies Mile. Below we provide an overlay of the master plan and scheme plan. This demonstrates that the EOI proposes a very different layout than what was anticipated by the master plan. Importantly, it proposes a significant amount of development in areas that were meant to be open space.

-

Figure 1: overlay of master plan and EOI structure plan. Green hatching shows the areas of the master plan that were to be green space.

While the master plan and scheme plan have been prepared by the same consultant (DCM Limited) we identify the following discrepancies

1. The master plan provides green buffer spaces and the scheme plan proposes houses across all of the green space located on the site's southern and south western sides.
2. The master plan provides a green buffer between Max's way and the residential development. The scheme plan locates residential sections along the edge of Max's Way. While there is a setback provided between the site boundary and the

Laurel Hills Proposed Special Housing Area

way. While there is a setback provided between the site boundary and the dwellings, this area is privately owned and included in the section size.

3. The master plan requires grid pattern development. The scheme plan provides winding streets.

4. The master plan requires open space between the development areas and the state highway, as well as the green buffer beside Max's Way, plus at least 4000m² pocket park.

5. The proposed density is higher than that anticipated by the master plan. The master plan indicates medium density with a minimum lot size of 240m², and med-low density with minimum lot sizes of 400m². The EOI proposes sections down to 130m².

6. The site coverage proposed by the master plan for med-low density is 35%. Such coverage on sections that are 130m² is impossible.

7. The site access is on the side of the steep terrace, inconsistent with the master plan, which locates it further to the north.

- Open space – Shotover Country has little usable open space and the open space it does have is located either at the edge of the subdivision, or under the power lines. The indicative master

plan suggests a small pocket park within Laurel Hills but it also suggested a green buffer space. The EOI proposes far less open space, with dwellings pushing into what should be green spaces on the sites southern side.

- Facilities – LHESC has already expressed to Council that the community is in need of local facilities. Our community has no reasonably sized or centralised sports fields, no community hall or church. This means that all our residents must travel out of the community to attend sports and cultural activities. Often school sports such as touch rugby are held after school and it is not possible to catch the bus (because it does not provide direct link between our community and the Events Centre). Adding 156 more dwellings, with no commensurate increase in community facilities exacerbates this problem and exacerbates traffic issues.

- Urban design and quality of development – While the Ladies Mile master plan, prepared by DCM, proposes grid pattern development, the proposed scheme plan, also prepared by DCM provides a completely different layout. The level of density is too great, particularly when it proposes detached houses with very limited green space. The Community Housing in Lake Hayes Estate is a good example of well designed, liveable terrace housing. A key element to its success is that it overlooks green space. The level of amenity afforded to future residents of Laurel Hill will be very low. It appears that like the developer of Bridesdale, this developer has opted for the 'easier' option of detached dwellings. Bridesdale is a good example of what not to do, with the spaces between dwellings totally unusable and providing no amenity.

- Earthworks – it appears that no contour plan has been provided with the EOI. The level of earthworks that will be necessary is indicated in the Geotechnical Report which identifies that to create the access road there will be 3.5m high retained fill, and a 4.5m cut. That will have a significant effect on the environment, particularly on the amenity of Shotover Country. This is likely why the master plan proposed the access further north so that it would be off the flatter land, rather than via the steep terrace.

- Car parking within the site- The EOI states that car parking will be less than what is required by the QLDC's Code of Practice. They suggest that this reflects a desire to encourage and support modal shift. As discussed above, a modal shift is not possible when the necessary infrastructure upgrades have not occurred. Further, also as discussed, this is an addition to what is a satellite suburb. None of these residents will be able to work, shop, visit the doctor or library locally/in walking distance. Bridesdale is a good example of what will happen; there is simply not enough space within the sites or the streets to accommodate vehicles. At this point in time, and because of the site's location, vehicles are the best option for people to travel to work and other commitments.

- Consultation –The Council is commencing consultation on affordable housing through its 'My

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consultation. The Council is commencing consultation on affordable housing through its 'My Place' forums. It is recommended that any decision on this EOI is placed on hold until the feedback on those forums has been received. It is also unfortunate that the amendment to the Ladies Mile lead policy was undertaken prior to the My Place work. There is a real

disconnect between the SHA proposals and the District Plan process. QCC is an example of how the SHA process can derail the District Plan.

The following provides an assessment of the proposal against the objectives of the Council's lead policy. As identified above, the LHESC opposed the addition of Ladies Mile into the Lead Policy. However, we understand that the Objectives will be what the Council assesses this application against. Therefore we address them as follows:

Objectives of Council's lead policy

2. Objectives

The Council's objectives in recommending the establishment of special housing areas to the Minister and considering applications for resource consent for qualifying developments are that:

1. Recommendation of special housing areas facilitates an increase in land for housing supply.

Yes.

2. Special housing areas are established in appropriate locations, where there is evidence of demand for residential housing.

This is not an appropriate location; as discussed above, this is locating more dwellings in a satellite suburb where there are no local services available. We have not seen evidence for demand of the housing types proposed.

We acknowledge that there is demand for residential housing in the wider area, in Lake Hayes Estate in particular. That is because it provides a safe, pleasant community with larger section sizes, space for trees, and a generous amount of green spaces.

3. The establishment of special housing areas accords with the Council's overall strategic direction for urban development in the District.

We are not aware of the overall strategic direction for Queenstown; and there are important discussions that need to be had; for instance, what level of growth is appropriate, if growth is to continue, where is it best located? The SHA process destroys any ability to plan strategically.

4. Adequate infrastructure exists or is likely to exist to service qualifying developments in special housing areas.

Adequate infrastructure does not exist. The roads do not have capacity, and nor does the school. There is no commensurate increase in local health and other facilities. Improving transport connections and providing an additional school site is not likely to exist in the near future and they should be provided first.

5. Qualifying developments within special housing areas take a proactive approach to improving housing affordability issues by providing an appropriate mix of housing options including housing for owner occupiers, first home buyers, accommodation for workers, and facilitating the provision of community housing.

We accept that 10% of the houses will be allocated to the Community Housing Trust. That equates to 15 houses. Further controls and measures need to be offered. Bridesdale is an example of what happens when left to the free market; out of those 150 houses only 12% are first home buyer. Simply providing a range of housing typologies does not enable a range of persons to purchase or rent. Other mechanisms should be explored, such as ensuring that persons or companies do not purchase more than one site. At Bridesdale some building companies purchased over 10 sites each. Experience would suggest that SHA's simply allow property speculation.

6. There is community feedback as part of the establishment of proposed special housing areas.

While we appreciate the opportunity to comment we note that there is no requirement for Council to have due consideration to our feedback. No one from either the development or Council has offered to attend our community association meeting to gain an understanding of our community's

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issues.

As identified above, it is odd that the 'my PLACE' consultation is underway and will be providing forums for discussing affordable housing. This EOI should be placed on hold until that consultation has been complete. Otherwise Council is making a key decision on the issue of affordable housing without first engaging with its community.

7. The development of special housing areas will achieve high quality urban design outcomes.

As identified above, the SHA is not well designed and it is inconsistent with the master plan. The SHA process does not enable robust testing of the design.

8. Development of housing in special housing areas occurs as quickly as practicable.

This objective is problematic and contradicts the need to ensure that development is supported with the appropriate infrastructure. Fast tracking residential development ahead of infrastructure and community facilities results in traffic congestion and overcrowding at the school and other services.

2. Strategic direction The Council will consider proposed special housing areas in light of its overall strategic direction for development in the District. This includes ensuring that urban development occurs in a logical manner:

- to promote a compact, well designed and integrated urban form; • to manage the cost of Council infrastructure; and • to protect the District's rural landscapes from sporadic and sprawling development.

As identified above, Queenstown does not have a strategic direction. How can the SHA be considered in light of a direction that has not been established?

The proposal does not represent a compact, well designed and integrated urban form. Similar to Bridesdale it is another poorly designed high density development located on the edge of a satellite suburb. Locating more and more residential development in this location increases the costs of infrastructure, particularly when compared to the alternative cost of development in more central locations such as Five Mile, Remarkables Park or Queenstown.

While there is a buffer between the proposed development and the State Highway, the site is in an important viewshaft. The council destroyed the open character of Ladies Mile by allowing the Queenstown Country Club. It is unfortunate that that decision is now used as an excuse to continue to degrade the entrance to Queenstown.

3. Infrastructure The Council must be satisfied that either:

a. Adequate infrastructure exists to service qualifying development in the area; or

Adequate infrastructure and services do not exist.

b. Infrastructure can and will be provided and funded by the landowner or developer at no cost to, and without unforeseen or adverse financial or environmental costs on the Council or other relevant infrastructure providers.

The Council must ensure that the full cost of this development is met by the developer, and not by the ratepayers.

4. Affordability

Housing affordability is a key issue for the Queenstown Lakes District. The Council is committed to ensuring that as development takes place across the District, the provision of affordable housing is incorporated as part of each development. The Council is particularly interested in ensuring that affordability is retained overtime.

The Council expects landowners and developers to identify appropriate mechanisms

Parking Provision QLDC's Code of Practice seeks, in addition to off-street parking for dwellings, 1 onstreet space per dwelling where physically possible. Although the detailed car parking is yet to be resolved it is likely to be well below this objective, as the medium density housing objectives of the Ladies Mile SHA have been prioritised. This has been a conscious design and development response, and reflective of the desire to: Encourage and support modal shift (including the viability to public transport) Focus on quality streetscape provision, and; Create a high quality medium density built environment to ensure that housing developed in a special housing area addresses the district's

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housing affordability issues. The Council considers that an appropriate mix of housing is necessary in the district, including housing for owner-occupiers, first home buyers, and accommodation for workers. Examples of mechanisms to achieve affordability may include:

- a range of appropriately sized sections (including smaller sized sections of 240-400m²);
- a mixture of housing typologies and sizes is also desirable;
- the nature 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.

Housing developed in special housing areas will be expected not to be used solely for visitor accommodation and landowners and developers should identify an appropriate legal mechanism for securing this outcome.

This is a separate criteria to community housing

As discussed above, providing 10% to the housing trust is simply not enough. While the developer proposes a mix of housing types and section sizes, there is no suggested mechanism for long term retention. Affordability is not just about the dwelling, but its location. For instance, living costs are much lower where the dwelling is located in walking distance to work and all other services. A covenant will be required to ensure that none of the dwellings are used for visitor accommodation. Conditions are needed to ensure that no person or company can purchase more than one section. Further, that sections and dwellings can not be on-sold within 5 years. This is to avoid the speculation that otherwise occurs.

7. Quality and design outcomes The Council will expect all qualifying developments in special housing areas to achieve high quality urban design outcomes.

The Council's development quality expectations are set out in Attachment C.

As identified above, the design will result in low amenity. Streets are too narrow, they are winding rather than grid pattern, there is not enough green space, significant earthworks will be required. The development will be a rabbit warren and has little connectivity.

8. Timely development The Council wishes to see evidence that the special housing area proponent is motivated to obtain resource consent before the repeal of HASHAA and to implement the resource consent in a timely manner, such that the development assists in addressing the District's housing supply and affordability issues.

As identified above, while this may be one of Council's criteria, when the existing infrastructure is not available to support the SHA, then timely provision of the housing comes at a significant cost.

Conclusion

The Laurel Hill EOI should be declined. Until such time that the following has occurred there is no capacity for more residential development. The following needs to occur before any further SHA's are considered:

- Development of a strategic direction for Queenstown
- Improve transport infrastructure
- Ensure that community services including health, education and cultural services and facilities are provided before increasing residential development
- Feedback has been received on the My Place consultation.

The EOI is inconsistent with the Ladies Mile master plan. If it is to proceed, then the Council must ensure that

a) It is amended to achieve consistency with the master plan. Namely, by relocating the access to the north, retaining the green buffer areas, providing a grid pattern and increasing section sizes.

b) Retention mechanisms must be imposed to ensure that it does achieve long term affordability.

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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
