

LARYSZ, JAKUB

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re. Re-zoning from rural to residential status for the area in wanaka known as 'sticky forest', please DONT DO THIS! Why? This area provides a unique place for locals to enjoy the outdoor lifestyle for which wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations.

LAWTON, MAGGIE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

I agree but strongly urge that this new building be an exemplar of what a future focussed sustainable building can be, one which highlights the on-going benefits of reducing the need for energy and water, uses sustainably sourced materials, ensure there are no toxins in the paints, sealants and fitout and ensures natural and artificial light provide the best environment for staff. Added to which it would be a good opportunity to consider how the District can reduce construction waste, one of the main waste-streams to landfill in NZ. There are local designers that can provide that knowledge and ensuring the design and construction team is local, will accelerate the development of that knowledge in the District. Using sustainable principles in commercial and house design should be strongly supported by Council through providing information and setting an example, especially now when so much development is happening, development that we will be living with for many decades.

RATES, FEES & CHARGES

Agree

UNDERGROUNDING POWERLINES

I am in favour of undergrounding powerlines but really, \$1,000,000 to provide it for Ladies Mile, the price is outrageous. The price is too high. Agree that Council could contribute but reassess the cost.

LAGAROSIPHON

Control of Lagarosiphon is required, the method, degree and timing of the control measures are important. I agree with the contribution but would like to see the plan for Lagarosiphon control over the three year period.

FURTHER COMMENTS

Stormwater In the Plan it mentions stormwater management and flood control. It is important to note that stormwater is also about water quality, not just flooding. The Alpha development in Wanaka is an example where insufficient attention is being paid to on-going issues of water quality from urban contaminants, being heavy metals and hydrocarbons from roads and driveways. While Council has responded to requests to investigate the stormwater design and recommend improvements, the resulting changes will still be inadequate to stop chemical contamination of the springs of Bullock Creek, an iconic stream running through Wanaka. Recommendation: Upskill internally on knowledge around stormwater design for minimising contamination or ensure that the right external experts are involved in assessing stormwater proposals. Provide information for developers to ensure they provide designs

that deal with both contamination (chemical and sediment) and flooding issues. Food and Construction Waste Construction waste isn't easy to deal with because some construction waste eg H3.2 treated timber has no obvious recycling option. However there are many aspects of construction waste that could be recycled, many types of plaster board being the obvious ones. Given the amount of development in QLD thought should be given to how best to deal with this waste, where the advice and required systems will come from. Given the harm that food waste does in landfills, producing methane and leachate, even when there are good liners, given that eventually even the best liners are likely to fail, a way of diverting food-waste should be able to be designed that would be cost-effective when considering the costs and life-span of a landfill. Both environmental and long-term cost benefits could be made. Sustainable Housing I understand that in the proposed district plan Homestar is suggested as a way of improving the sustainability of housing. That's a great idea but to assist, it would be useful if people could be provided with the basics of sustainable housing through Council and the consenting process. An Eco-design adviser is one or ensuring all front-line staff interacting with homeowners and potential homeowners over housing construction are able to give good advice on sustainable design options.

LE, JULIA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

Why not research locations that would be more cost effective i.e. not in Central Queenstown. Frankton would be a more appropriate venue for offices, and possibly cheaper.

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky Forest in Wanaka should have its status maintained as recreational reserve for the community and tourism. The go ahead for significant residential developments has been consented, which will already change the landscape of the town. There is no need for more upmarket residential developments in Wanaka - Northlake and Three Parks. It is critical that Wanaka retains Sticky Forest for everyone's enjoyment.

LEACH, NICK

Wanaka/Upper Clutha

TRAFFIC ISSUES

Traffic is terrible. Need to move quickly given increased growth. Do not understand the Frankton bridge plan given the proposed growth.

COUNCIL ONE-STOP SHOP

One location would be best.

RATES, FEES & CHARGES

Residential rate decreases seem fair. Why charge for higher rates for farmers with development zones land. Is the aim to open this land up quickly? Believe dog fees appropriate and the highly reduced fee for good behaviour and fenced properties

UNDERGROUNDING POWERLINES

This charge should only go to Queenstown rate payers. However I think it is important we protect our environment given how much growth is occurring in our district. Iconic trees is just one of those important environment factors to protect. In the future all consents should take these things into consideration and costs passed into developers.

LAGAROSIPHON

What is the success of this proposal. However important to protect our environment

FURTHER COMMENTS

Re. Re-zoning from rural to residential status for the area in Wanaka known as 'sticky forest', please DONT DO THIS! Why? This area provides a unique place for locals to enjoy the outdoor lifestyle for which Wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in Wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'Wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes.

To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thank you.

LEARN, ALLISTER

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

29 April 2016 To Whom It May Concern I would like to make a submission regarding Sticky Forest in Wanaka. I believe that the council should maintain rural status of Sticky Forest and also consider purchasing or leasing the land off the owners to maintain/create a recreational reserve for the community and tourism. Sticky Forest should remain a community resource. Firstly, this is a valuable community resource that has been developed by the community, for the community and visitors to the area, over a long period of time. With the rapidly increasing amount of people both coming to reside in Wanaka, and also to visit, this will only continue to grow in popularity, solidifying its value and relevance to the area, as an integral part of the landscape and culture. Secondly, as I understand it, the NZ government has just recently been in the USA ratifying the Paris climate agreement, which will see governments and local bodies held more accountable for providing offsets for their carbon footprint through their operations. Sticky forest will then provide dual benefit of serving both as a recreation reserve for residents and alike, whilst also serving as a legitimate carbon offset for the QLDC's requirements. This can only create a 'win-win' situation. I urge you to consider these points in my submission to the Annual Plan for 2016 - 2017. Kind regards Allister Wearn

LEDGERWOOD, JIM

Wanaka/Upper Clutha

TRAFFIC ISSUES

I would much rather see the council encourage more businesses and support to establish in Frankton rather than downtown Queenstown. People from Wanaka never go into Queenstown unless they have to, and then very reluctantly. Don't improve the access to QTown , encourage business to leave downtown QTown leaving it for tourists.

COUNCIL ONE-STOP SHOP

As in my previous comments QLDC should be taking the lead and exiting the downtown area. You must be able to sell your property downtown and relocate making it far better for costs and far better for ratepayers needing to visit your offices. Surely this would cut back on some of the Frankton to Downtown traffic. You would have more parking available and a lower cost for land in Frankton.

RATES, FEES & CHARGES

Sounds a bit like Robinhood doesn't it. By all means try and make rates cheaper on flats and smaller sites, but only rezoned land for residential use if it is going to be developed .

UNDERGROUNDING POWERLINES

Does this involve Wanaka Ratepayers? They are lovely trees.

LAGAROSIPHON

I feel that should be an ORC issue and paid for by them. All they do is MONITOR with our rates at the moment.

FURTHER COMMENTS

LEE, SAM

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re. Re-zoning from rural to residential status for the area in wanaka known as 'sticky forest'. I found out about the proposed change to Sticky forests zoning from rural to residential through a recent post on the Bike Wanaka Facebook page. Please go to their page and have a look at the post to see how many people are opposed to this change. Currently the post has had over 70 likes, which should be considered as objections to change of this type. Follow this link in order to locate the post - https://www.facebook.com/permalink.php?story_fbid=864774416981903&id=381571568635526 Sticky forest is a huge contributor to the beauty of Wanaka as well as the thriving outdoor pursuits culture that this town is so well known for. If the block were to become another residential area filled with houses it would significantly decrease the appeal of the area to locals and tourists alike, it would also mean removing the best mountain bike trails in town. Sticky forest is a place well used by bikers, runners, walkers and others for recreation. Having easy and close access to wilderness areas such as Sticky Forest are what makes Wanaka an amazing place to live. Without these spots we will loose a huge part of what gives Wanaka it's special character. I strongly oppose changing the zoning from rural to residential and firmly believe the area should be retained as a recreational reserve never to be developed for housing or industry. I propose that the council do what ever is required in order to take ownership of this land so that it can be offered in perpetuity to secure the quality of the lifestyle so many value in Wanaka. To quote a user who posted their comments on the Bike Wanaka post: "Please do not rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations." Thank you. Sam

LEGNAVSKY, PETER

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

please keep the recreational zone of the “sticky forest” unchanged. it will become a valuable asset in the future (next 100 years) when it will be in the middle of the city. yours Peter Legnavsky

LEWIS, MATT

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I would like to submit that the plan included a commitment to acquire "The Plantation" (forested land east of Peninsula Bay subdivision Wanaka) to be made recreational reserve for the greater enhancement of the districts fundamental character.

LEWIS, A

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky Forest is a treasured asset of the Wanaka and greater Queenstown Lakes region. Not only does it provide excellent bike trails, but its easily accessible location makes it popular among both locals and visitors to the region. It is undeniable that Wanaka sits on the doorstep of some of the country's most breathtaking scenery and as a region, we are fortunate to be able to leverage off our local geography in the form of tourism dollars. Cycle tourism is a fast-growing facet of the New Zealand tourism industry. More and more people are in search of holidays that enable them to explore corners of the world accessible only by bike or foot. In recent years the New Zealand government has realised this, and has spent a considerable amount of money building and expanding the country's bike networks. Wanaka is in a fortunate position to already offer a host of leisurely rides, but to also boast the mountain bike trails of Sticky Forest secures our place on the mountain bike map. It may be wise to emphasise that those visiting the region for the biking opportunities also require places to stay, eat and shop and therefore the flow on effect from cycle tourism is a revenue boost to the entire local community. As a council, there is an onus to provide community recreation facilities to our rate payers - Sticky Forest is one such facility. Already operational and popular among locals, it stands to serve future generations for years to come. Its close proximity to town promotes its accessibility to all and it is pleasing to see families and younger children utilising and enjoying the forest.

LIGHTFOOT, CLAYTON

Wakatipu

TRAFFIC ISSUES

Yes, this is a fast growing issue that needs to be fixed. 3 to 4 Park and ride options with free buses into town and other things to reduce the amount of cars using the central city. Or a congestion charge or toll so people that decide to drive directly pay for it. This will assist in capturing the tourist dollar who use the roads via rental cars but don't pay the rates. But to do this we need options so if you do decide to park and ride there is a service that people can use. We need to address this like an international city not a regional NZ city.

COUNCIL ONE-STOP SHOP

I never go to the council buildings. With more things happening online I think we should spend that money on roading or other things. Why does council need to be in the prime central city, why not move to Frankton or Gorge road where those that do visit the buildings have places to park.

RATES, FEES & CHARGES

Yes

UNDERGROUNDING POWERLINES

Yes, but where does it end. With all the development around Lake Hayes, do the lines need to be there, or can the power be diverted using other lines that have been since put in?

LAGAROSIPHON

Yes

FURTHER COMMENTS

LILL, STU

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky forest: A great local resource to help promote the health fitness and wellbeing of the local population, especially residents of the local area. The loss of this would be horrendous! From a mountain bikers point of view, the trails are iconic, and I know of people travelling the length of the country, ie from Auckland to ride. Of course this brings tourism and money to the local area.

LIND, MYLES

Wakatipu

TRAFFIC ISSUES

Yes - get on with it.

COUNCIL ONE-STOP SHOP

I support QLDC replacing the Gorge Road offices and I support the concept of one Council office. However, why keep the office in the CBD? Why not look at a combined events centre / council office in Frankton. All indicators are that Frankton will be the new town centre. Moving the office to Frankton would also support Councils target of 20% reduction in car movements into the CBD. The CBD does need QLDC as a tenant - it is economically strong.

RATES, FEES & CHARGES

I support the increasing of fees subject to improved transparency of costs. Apart from the yellow tag I get for my dog, I'm not sure what the dog fees are for. If the increased costs are for dog control, as the district benefits, the district should pay. I would support an increase in dog fees for an increase in specific dog levels of service (say a dog off lease area?).

UNDERGROUNDING POWERLINES

I support the under grounding of the powerlines.

LAGAROSIPHON

Great idea - go for it.

FURTHER COMMENTS

I support your use of Otta Seal on some of the districts unsealed roads. Keep up the good work.

LISITSINA, NADIA

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

I would like to support the proposal to save the 29 trees on Ladies Mile and put the power lines under ground. The aesthetic value the trees provide to the landscape and, most importantly, will continue to provide hopefully for years to come justifies the cost, in my opinion.

LAGAROSIPHON

FURTHER COMMENTS

LITTLE, SUZANNE

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

I fully support saving these beautiful trees and am happy to pay the proposed rate increase to help out. I also request that these trees are protected under the QLDC Heritage protection scheme by seeking a variation to the District Plan and including the trees in Appendix 3. Furthermore, I request the QLDC to allocate sufficient funds for the trimming of the trees in future.

LAGAROSIPHON

Yes, it is important to do all that we can to keep our waterways as clear as possible.

FURTHER COMMENTS

LOEWE, DEBRA

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

I don't think rate payers should pay for this, the owners should cut them down.

LAGAROSIPHON

FURTHER COMMENTS

LOGAN, SIMON

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

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L'OSTE-BROWN, SCOTT

Wakatipu

TRAFFIC ISSUES

Critical issue and applaud that its being bought forward - proposal should be expanded to consider multi-transport options rather than focuses around cars and vehicular mitigation. The area has a great variety of advantages that provide scope for transport options that should be developed as an integrated package (even if unrolled in stages). Without a dream the people perish as they say.

COUNCIL ONE-STOP SHOP

If indeed there is a case for future savings and maybe even cost recovery in terms of existing infrastructure / lands then investigate away. If, however, a back of the envelope review (pretty simply achieved) of costs show that it is probably not achievable or overly burdensome on ratepayers, then save the 250k for something that urgently needs attention rather than addresses (granted, in part) people's inconveniences.

RATES, FEES & CHARGES

I am fairly neutral with respect these proposals - I'm not sure I have enough information to meaningfully assess then. I am not sure though that the two proposed initiatives are broad enough to redress in any meaningful fashion housing affordability issues as are presently the case and the detail of how this will be achieved / an outcome from these initiatives was pretty light on in the documentation as provided.

UNDERGROUNDING POWERLINES

This row of trees frames a striking entry into Queenstown and a valuable aesthetic landscape to maintain if possible. I support this proposal.

LAGAROSIPHON

Supported

FURTHER COMMENTS

Not at the present. I do note that I sent an email to council back in January with respect the regrowth of introduced species along the Frankton Walkway and that it being a particularly good time to remove them before they grow too much further (they are Eucalypts). I do note that I have not had a response to this enquiry and would appreciate one.

LOTT, JULIE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The terrain and its views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is an activity which is growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people as it is so close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

LOUGHNAN, GILL

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

yes

RATES, FEES & CHARGES

I don't think you should increase dog registrations. I think as alcohol causes so many issues in both towns then licensing should bear the brunt of the increase. I don't believe that if land is used for one thing it should be rated for something else.

UNDERGROUNDING POWERLINES

I think underground power lines are a great idea

LAGAROSIPHON

Yes but how do you stop it becoming established and why didn't it get stopped in lake Wanaka?

FURTHER COMMENTS

LOVELOCK, RUSSELL

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Great idea to put power underground on Ladies Mile and leave trees alone, but first finish otta sealing Mt Barker and Ballantyne roads at Wanaka (a total length of 4-5 kilometres) No dust or corrugations would make these roads much safer for the school bus and everyone else.

LAGAROSIPHON

FURTHER COMMENTS

LUNDIN, DAVID

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

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LYDFORD, PERRYIN

Wanaka/Upper Clutha

TRAFFIC ISSUES

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RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Save sticky forest. QLDC money to the forest, not the pool

LYNDS, MICHAEL

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I'm writing a submission in regards to the proposed zone change of sticky forest from rural to residential. Sticky forest is basically the only area local to Wanaka with really quality single track mountain biking, it would be an absolute tragedy for the community as a whole if we were to loose it to yet another sub division development. I've lived and worked in wanaka for the last five years and have been an avid mountain biker for the last 3 and my passion for it grew from riding in sticky, I remember when I was little coming on family holidays down here and going for family rides and thinking it was such an amazing place. If it were to be knocked down for more overly expensive houses that the average Wanaka resident can't afford I, and many of my friends, family, colleagues would be totally devastated. I believe the local bike shops would struggle without it, as it would leave very little real mountain biking trails locally, on my rides in sticky I often encounter tourists who have hired bikes locally after hearing about the great riding and have come up to check it out and end up having a great time. I also commonly see family's riding up there and people running and walking dogs, it is far from just a hardcore local mountain bikers spot. I believe it has become an integral part of Wanaka as a town and should be made into a recreational reserve, I believe it is time the council realized what an asset it is to Wanaka as a whole and that they should look seriously into either purchasing or leasing the land to be made into a recreational reserve. It is one of the major drawing cards of living in Wanaka, having such great mountain biking right on our doorstep. Wanaka is developing and expanding so fast that I think its important to really make sure we don't loose what makes Wanaka such an amazing place to live. So many locals have poured their heart and soul into making and maintaining the tracks for all of our benefit. Please don't allow sticky forest to be turned into just another new sub division.

LYNDS, JOE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

The council needs work to secure sticky forest as a recreational area, as a keen mountain biker I know sticky forest is a huge drawcard for people to visiting Wanaka, without sticky forest wanaka will loose out greatly and the last thing we want to see is more greedy developers getting their hands on the last remaining natural areas surrounding the lake. Wanaka works hard to attract adventurous folk from all around new zealand and the world and is lucky to have world class mountain bike trails available to us so close to town, lets work to maintain and enhance this area rather than chop it up for housing that no hardworking wanaka locals will be able to afford anyway!! Let be honest if that land was developed into housing it would be sold to overseas investors/non locals who would build ridiculous mansions only to have them sit empty for 11 months of the year.. The only one winning in this scenario is the slimey developer. Wake up and do the right thing QLDC!!!!!!!!1

MACCOLL, DEBBIE

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Please see attached document

Debbie MacColl



Queenstown 9371

1 May 2016

QLDC

Private Bag 50072

Queenstown 9348

Attention : Wakatipu Ward Councillors
 QLDC Roothing Engineer
 Annual Plan

Dear Sir, Madam,

Re - Morven Ferry Road

I would like to request a meeting with the QLDC Roothing Engineer to discuss two roading issues that have the potential to have imminent safety issues on Morven Ferry Road.

1. The uncontrolled Y intersection between Morven Ferry Road and Arrow Junction Road.
2. The Pine tree roots up lifting the Otto seal at approximately 1.5 km from SH6.

Background information you should consider in your assessment of these problems.

1. Intersection at Arrow Junction Road.

- The uncontrolled intersection and parking were discussed in meetings with the QLDC engineer and several residents of Morven Ferry Road when the NZ Cycle Trail was proposed and again after the Cycle trail was in place. Following these meetings QLDC built a car park along Arrow Junction Road which has alleviated much of the parking problem.
- Following these meetings no solution to date has been provided from QLDC for the uncontrolled Y intersection.

Main problems concerning the uncontrolled Y intersection are:

- Motorist travelling East on Morven Ferry Road have the right of way.
- However most local drivers slow considerably at the intersection from the 80km limit to check no one is approaching from Arrow Junction Road. This is difficult to do as you have to look back over your left shoulder often through the back seat framing and general obstructions within a vehicle leaving a large blind spot.
- Very few cars travelling on Arrow Junction Road slow to give way to their right at the Intersection of Morven Ferry Road.

- Cars travelling East on Arrow Junction Road and West on Morven Ferry Road travel much faster than cars travelling East around the blind corner on Morven Ferry Road.
- From my observation the Cyclists unfamiliar with the area use the Cycle Trail. However it is the local cyclists on training runs who mainly use Morven Ferry/ Arrow Junction Road in either direction and they are generally travelling fast with head down. Not one cyclist I have encountered on the road has ever stopped to give way as required by NZ road rules.

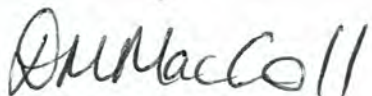
2. Pine Tree Roots

- Pine tree roots are continuing to grow and lift the road making this section of road difficult to drive over any faster than 60 km an hour in an 80 km / hour speed zone.
- Motorists are driving to the Southern side of the roots from either direction in order to avoid the worst part which is from the centre of the road to the North.
- Otto seal is breaking on the Southern side and sometime in the future with the approaching winter and wetter months; it is possible someone will drop a wheel into the ditch that runs along the side of the road. The depth of the ditch will cause damage to the vehicle concerned.
- Emergency Services Hazard. On the night of 11 March 2016 my Dad suffered a severe stroke at his home at 219 Morven Ferry Road, the emergency services were called and the nature of the call was Code 1 Urgent priority. Myself followed closely by St John's Ambulance and Arrowtown Fire Brigade all travelled down this road above the speed limit, until we hit the pine tree roots, as I was in front I was able to slow everybody else down until we got over the roots.

3. Summary

- Every part of Morven Ferry Road should be able to be safely driven at the 80 km/hour speed limit.
- Uncontrolled Y intersection at Morven Ferry Road and Arrow Junction Road is dangerous.

Yours faithfully



Debbie MacColl



MACDONALD, CATE

Wakatipu

TRAFFIC ISSUES

Yes

COUNCIL ONE-STOP SHOP

Yes as long as there is decent parking and accessible

RATES, FEES & CHARGES

No to increasing dog registration. Waterways and environmental health definitely. Development needs to be encouraged so yes to increasing those rates

UNDERGROUNDING POWERLINES

Yes

LAGAROSIPHON

Yes

FURTHER COMMENTS

MACKENZIE, SHANE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Make a provision in the plan to secure ongoing access to the sticky forest by working with the landowners to buy, lease or zone as recreational reserve.

MACKENZIE, TRISH

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

MACKIE, EWAN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is such growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people with it this close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

MACLEAN, KATE

Wakatipu

TRAFFIC ISSUES

Queenstown has hit puberty, awkward and chaotic. It is time to take a long term view of the traffic situation. Firstly, a bypass for Fernhill/Sunshine Bay residents to avoid them clogging up traffic down the main street. A resident of this suburb I witness a number of people tracking their way in through Frankton, it is crazy they are funnelled into downtown. Obviously a bypass will also assist the Glenorchy traffic. Downtown Queenstown is a small area, with a number of pedestrians/pedestrian crossings, let's keep as many cars out of it as possible.

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

MAGILL, MARK

Wanaka/Upper Clutha

TRAFFIC ISSUES

Yes agree

COUNCIL ONE-STOP SHOP

agree the offices need to be moved, but 250k for investigation and design work seems over the top. Where are these funds going?

RATES, FEES & CHARGES

Agree with these 2 proposals. However it does little to improve the current housing shortage. Put it in the hands of the people instead. Get rid of the development contributions (yes I know these are for improvements to infrastructure), and encourage people to build a consented flat on their own house. This does 2 things. 1. it creates more housing, and 2. provides income for those who are building and makes it more affordable for them. 1 bedroom flat for a couple goes for \$300 right now. Might cost an extra 50k-100k to build a self contained flat on a house being built now. \$300/week in income is equiv to a 260k mortgage, and thus lessens the cost to the home owner. If encouraged, then those looking at building currently may provide more accommodation if there was no additional fees. If council needed to allow for upgrades to sewage, power etc, then we really need to look at a bed tax. Doesn't seem to be slowing anyone coming to QT, if a \$1 bed tax per night was charged. Result would be improved services as we need more people who can live here long term and provide a better experience to those visiting. Housing affordability has to be the biggest issue for employers as staff are trained and re-trained all the time as they come and go far too much.

UNDERGROUNDING POWERLINES

Don't agree. It isn't that much of a tourist road for people to notice trees or no trees. I do think it could be replanted for cheaper using lower planted trees.

LAGAROSIPHON

Agree

FURTHER COMMENTS

Development of the area known as Sticky Forest in Wanaka is a massive drawcard for tourism growth and an asset for locals. We can't let development go ahead with this area as needs to be protected for both locals and bike tourism. I understand development can't stop, but using this area and putting in "bike paths" isn't the same. Please stop the destruction of sticky forest.

MAGUIRE, HARVEY & ANNE

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

We support QLDC's proposal to fund half the cost of undergrounding the Power Lines along that stretch of Ladies Mile

LAGAROSIPHON

FURTHER COMMENTS

The footpath between Lake Hayes Estate to Shotover Country should have a crash barrier. It is used by children biking, scooting or walking to school and there is no protection for them should a vehicle slide out of control coming down that hill. Because of the camber of the road, this is a distinct possibility in winter. We have seen vehicles coming within inches of the curb of that footpath, fortunately there were no pedestrians on it at the time.

MAHON, JUDITH

Wakatipu

TRAFFIC ISSUES

This is the right thing to do.

COUNCIL ONE-STOP SHOP

QLDC should not be in downtown Queenstown nor look to rebuild there. Frankton flats or similar area is far more suitable. Reasons: Queenstown downtown needs parking desperately. QLDC do not need to be there. Situated on the Frankton Flats centralizes QLDC to the rest of the district.

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Arrowtown desperately needs more and marked parking at the river. The main street should not have cars parked on it from 10am to 5pm or later, other than the angle ones at the bakery end. A town selling itself as a historic mining town anywhere else in the world does not have cars parked in its picturesque street. Plus pavements choked with people and others having to walk where traffic flows

MALTHUS, HENRY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I have heard about plans to make Sticky Forrest a residential area and would like to urge the council to secure the area as a recreation reserve, so that future generations can enjoy it as we have been so lucky to.

MANSON, SAM

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re. Re-zoning from rural to residential status for the area in wanaka known as 'sticky forest', please DONT DO THIS! Why? This area provides a unique place for locals to enjoy the outdoor lifestyle for which wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thank you.

MARSH, HENRY

Wanaka/Upper Clutha

TRAFFIC ISSUES

This needs to happen as quickly as possible! It is like living in a city and not good for the tourism atmosphere that Queenstown needs to thrive!

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

Farmers and land owners should not be forced into developing land needlessly and you need to support rural business. People come to this area because it is beautiful and natural, they don't want to come to a city. However, something has to be done, and a careful, coordinated approach is needed, not twisting the arm of locals.

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Rezoning Sticky Forest This is something that is a major issue for local residents and tourists coming to our town. I can't believe that it is an option that we have to try and fight losing Sticky Forest. It is unique in the area, and is a thriving hub for outdoor recreationalists. Where do you expect these people to go? There just isn't another place so perfect with a warren of trails for all sorts of users anywhere near. People have grown up or moved to Wanaka so that they can enjoy the lake, hills and mountains and Sticky has been used for Mountain Biking for longer than this rate payer has been alive! Tourism is the future for Central Otago and places like Sticky are major drawcards. Having something on the doorstep that you don't have to drive gas guzzling vehicles for miles and miles is massive! I know housing is a massive problem, I'm not denying that for one minute. I am in my late-20s, and have settled in Wanaka and have set myself the seemingly impossible task of climbing my first step on the housing ladder in this town. But Sticky is not the way to go, the land around Sticky is also amazing and I would be sad to see it go, however cleared farmland is a much preferable option to woodland, whatever the species of tree! I also take issue to the reasoning in the report 'because it is penned in on all sides by housing' is meant to be a reason to make this less of an issue! This is no reason whatsoever and having rural land splitting up land zoned for housing is a great thing! Wanaka is not a city, and needs to be develop and allowed to expand in a fashion that suits! I can't imagine living in a Wanaka without Sticky Forest, and I hope I don't have to, and my children don't have to. Sticky needs to be saved for generations to come.

MARTIN, NICKY

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Having read proposals for the new District Plan I whole heartedly support the council allocating money to put the powerlines underground on Ladies Mile. Full credit to the council for coming up with a solution.

LAGAROSIPHON

FURTHER COMMENTS

MASON, JENNY

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

the trees along ladies mile. the road will be 4 lanes in the near future and the trees will be to close to the road DANGEROUS the trees need to be inside the fence,they could be shifted now but if left in the future will be need to be axed , and will beto large to shift. Not rate payers responsible.unless the council wants to take on everyone's road side problems including mine, jenny

LAGAROSIPHON

FURTHER COMMENTS

MASSEY, SARAH

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I am just writing to complain about the power poles that have recently been installed above the Arawata track in Sunshine Bay. Obviously I understand that these are a necessity but a little bit of thought could have been put into them being non reflective and not so obtrusive on the hillside. I am sure that if these had been installed on Coronet Peak or Queenstown Hill that an alternative would have been sought so that they weren't an eyesore on the outlook. In an ideal world this would now be sorted and something would be done to blend these into the landscape, however I am sure that they are there to stay as they are. In the future though a little bit more thought into the impact of installing necessary development would be good for all now and in the years to come. Many thanks Sarah

MATETE, GINA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The terrain and its views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is an activity which is growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people as it is so close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

MAURICE, STACEY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

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MAXWELL, HEATHER

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

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UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

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MCATEER, STEPHEN

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

Dear Council Representatives, Thank you or giving me the opportunity to 'tell you what I think' after your recent mail drop and council update. I am writing on behalf of a number of residents down the far end of Kelvin Heights. We would like to request a doggie do bag dispenser both ends of the Kelvin Heights track. I note how successful the one by the Bathhouse is on Queenstown beach. I would also like to see the two bins by the KH picnic area cleaned/emptied more often and the BBQ facilities there improved - the metal sheets are broken and rusted and sharp. I am happy to discuss these further with someone but want to reiterate how unhappy we are with the current situation. Kind regards Stephen

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

MCAULEY, JOANNE

Wakatipu

TRAFFIC ISSUES

I think you need to allocate more to this budget, say \$500,000. Then, once a decision is made, QLDC has the funds to start acting immediately.

COUNCIL ONE-STOP SHOP

I expect the new site you're thinking of is the Gorge road community car park. Go for it ! Get rid of all leases, sell the site you currently own, and use that money to build a one-stop-shop. I don't agree on rate-payers contributing to the new build though. Build the new building with the funds you get from the sale of the existing one, and the money you will save from leasing the other 2 sites.

RATES, FEES & CHARGES

BYLAWS ENFORCEMENT: Freedom camping. The current enforcement is pretty-much non-existent in Sunshine Bay (boat ramp), Lake Hayes (as in the Lake Hayes domain), and in the central CBD. Change security companies. I DO NOT AGREE: with reducing the rates for residential flats. This will not result in landlords making good use of the housing shortage, and rents will remain the same high price. I DO NOT AGREE: with increasing the rates for land that is currently used for farming. You can hit them up for "development", if / when they do (then hhit them hard). Lets keep (some) part of Queenstown rural.

UNDERGROUNDING POWERLINES

I agree, and I don't even live / work anywhere near there.

LAGAROSIPHON

DISAGREE. ORC have been collecting rate contributions from us for their stadium. The stadium is now supporting itself. They can (now) use (our) funds, to fund this instead or swap our stadium funding to this campaign. No ORC rate increase.

FURTHER COMMENTS

Future input should be invited by EMAIL to rate payers. These fliers are an added expense that are mostly binned by tenants, and those owners who "can't be bothered".

MCAULIFFE, KATE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky Forest, Wanaka must be reserved for sole end use of outdoor recreation including walking, trail running and mountain biking. The proposal to re-zone this land for residential use should be abandoned as doing so would jeopardise a defining feature in Wanaka's outdoor appeal for both residents and tourists. Sticky Forest is an internationally recognised recreational area and features regularly in mountain biking journals, films and social media. It is an area that matters a great deal to residents and visitors to Wanaka. The two recreational parks that abut the Clutha mouth (Dean's Bank and Sticky forest) are unique in NZ in terms of their proximity to the urban area, availability to all people, scenic beauty and excellent quality of mountain biking infrastructure. Furthermore, Sticky Forest maintains a green, forested space in Wanaka's rapidly progressive urbanisation and represents a place to unwind, maintain fitness and immerse oneself in green, natural space in close proximity to an urban one. Wanaka is internationally renowned for its connection and proximity with nature, inherent beauty and un-built spaces. Lets be sensible and keep it that way! Regards, Kate McAuliffe

MCCALL, JANA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Keep the trees please! Put in underground lines.

LAGAROSIPHON

FURTHER COMMENTS

MCCROSTIE, COURTNEY

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Regarding submission 149 to rezone of block of land above beacon point (known locally as sticky forest) from rural to low density residential. I oppose this submission. I do not live in Wanaka but my family has been coming here over summer for longer than I have been around. We love using the tracks during the summer. The land should remain rural zoned or better yet be purchased as recreational reserve by the council, to protect the recreational and rural amenity of the forest and the trails it contains. Users of the forest trails include bikers, walkers and runners from the local community and visiting. Whilst these recreational uses currently face an uncertain future due to private ownership of the land, a rezoning to residential will almost certainly lead to clearing of the land and a suburban character replacing the rural amenity that it provides both to the users and as a visual backdrop to North Wanaka. This is a highly valued and well utilized asset to the community. The use of the term asset here describes something that certainly adds value economically, culturally and environmentally to the local community, despite not being owned by the community. The council should therefore secure access and protect this land for current and future residents and visitors through purchase and establishment of a recreational reserve that recognizes the unique topography, forest cover and established trails in proximity to the township of Wanaka that makes this a truly irreplaceable piece of land.

MCCRUDDEN, MARTIN

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

The Sticky forest mountain Bike trails are a great asset to the community. Council should look at investing in securing the future of the block for further use and possibly even public ownership turning it into a recreational reserve. Please do not re zone for residential.

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

MCDONALD, DEAN

Wakatipu

TRAFFIC ISSUES

yes right thing to do

COUNCIL ONE-STOP SHOP

Agree Council needs to be in one building but why do you need to be in Queenstown, it would be better that offices moved to Frankton area for a heap of reasons.

RATES, FEES & CHARGES

yes good initiatives

UNDERGROUNDING POWERLINES

yes do this, Council should have taken a lead on this issue much earlier!

LAGAROSIPHON

yes good

FURTHER COMMENTS

MCDONALD, PAUL

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Please don't rezone sticky forest in Wanaka to residential. I come over from Queenstown regularly to recreate in this forest and it is a much better asset to save for recreation. It's an asset to the community and to the country as we our build single track reputation - a mountain biker's haven.

MCDUGAL, LYNETTE

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

It is my understanding that a submission has been submitted to change the district plan to rezone Sticky Forrest (in Wanaka) from rural to residential. I had the pleasure of living in Wanaka for three months between July and October 2013. The house that my family rented was located on Rata Street and had a lovely view of Sticky Forrest from the kitchen window. I am also an avid trail runner and spent several hours exploring Sticky Forrest during my time in Wanaka. Therefore, it breaks my heart to hear that this recreation area may disappear in order to allow for the construction on new homes. I currently live in Boise, Idaho (USA) and have access to approximately 200 km of recreation trails right outside my front door. This trail system has grown substantially over the past few years through several avenues: city/land owner partnerships, kind donations of generous family trusts who want these areas to remain wild, and through the purchase of lands by the city of Boise. (See <http://www.ridgetorivers.org/our-foothills/ridge-to-rivers-partnership/>) I feel very fortunate to be a citizen of a city (Boise) that cares so much about making sure its city retains many of its wild spaces. I believe the residents of Wanaka and the Queenstown Lakes District will feel the same if Sticky Forrest is allowed to remain wild and available to recreation. I urge you to consider to declining the submission changing the zoning of Sticky Forrest and allowing this unique area to remain as a recreational reserve. Thank you for your consideration. Lynette McDougal

MCDUGALL, JENNIFER

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I wish to make a statement emphasising the value and importance of Sticky Forest to the residents of Wanaka and the surrounds as well as visitors to the town. I am an occasional biker and more frequent walker of Sticky Forest and also the mother of four young adults who have great stories to tell of their rides in the Forest. There has been a tremendous amount of work done in creating the trails in Sticky giving a range of challenges to different abilities. One of the benefits of Sticky Forest is the ease of accessibility from the town. Thank you for the opportunity to comment.

MCGOUN, REBECCA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

Yes great, do it

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The terrain and its views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is an activity which is growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people as it is so close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

MCGROUTHER, JASON

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

no problem with current set up. waste of money to merge departments and therefore design and build a new combined office. there are far better uses for the funds

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

good use of funding

FURTHER COMMENTS

Scrap the conference centre idea completely. waste of funding.

MCILREE, NEIL

Wakatipu

TRAFFIC ISSUES

providing additional roading capacity is immediately met with matched volumes - its a mugs game. the focus should be on limiting traffic volumes, providing realistic transport alternatives and developing some form of user pays to ensure the biggest volume consumers of local infrastructure - tourists, pay their way. i dont see any part in the future of this area for freedom campers - they consume inordinate local resources with benefit for a very small group of businesses at everyone elses expense/subsidy

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

rates for residential flats should not be reduced - they should be proportionately high. These buildings increase population density with associated increased demand on infrastructure and services. There is no reason why they should be subsidised by other residents. not appropriate to overcharge on the basis of what land may potentially be used for - this is an area of outstanding natural beauty and forcing development in this way is inappropriate. Again overcharging one group and consequently subsidising others is not equitable

UNDERGROUNDING POWERLINES

excellent idea. the power infratructure companies are profitable and should contribute at least 80%

LAGAROSIPHON

fair enough but it is an inevitable consequence of milking the area for tourism profits with hordes of uncontrolled visitors (local and foreign) with minimal respect for the environment. there is little consequence for people putting the health of the environment and waterways at risk and the negative consequences need to be ramped up substantially

FURTHER COMMENTS

there needs to be an increased central government funding for local infrastructure expenses (capital and operating) given the enormous demand placed by visitors on these services

MCKONE, MARTIN

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Don't re-zone The Sticky forest from rural to residential - it's too great an asset for residents, recreational people, runners and bikers

MCKONE, ABBY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Regarding submission 149 to rezone of block of land above beacon point (known locally as sticky forest) from rural to low density residential. I oppose this submission. The land should remain rural zoned or better yet be purchased as recreational reserve by the council, to protect the recreational and rural amenity of the forest and the trails it contains. Users of the forest trails include bikers, walkers and runners from the local community and visiting. Whilst these recreational uses currently face an uncertain future due to private ownership of the land, a rezoning to residential will almost certainly lead to clearing of the land and a suburban character replacing the rural amenity that it provides both to the users and as a visual backdrop to North Wanaka. This is a highly valued and well utilized asset to the community. The use of the term asset here describes something that certainly adds value economically, culturally and environmentally to the local community, despite not being owned by the community. The council should therefore secure access and protect this land for current and future residents and visitors through purchase and establishment of a recreational reserve that recognizes the unique topography, forest cover and established trails in proximity to the township of Wanaka that makes this a truly irreplaceable piece of land.

MCLEARY, CALLUM

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Please keep the Sticky forest in Wanaka a rural zoned area. As one of the last remaining forested areas in Wanaka, I believe it's recreational, environmental, and social importance is of far greater value to the community than the development of this area for housing. Greed is alive and thriving in Wanaka and it changing the atmosphere of that beautiful lakeside town, it's a shame.

MCLEOD, JENNY

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

This is the right thing to do - I support the QLDC's proposal to put aside \$500,000 too bury the powerlines on the Ladies Mile in the interests of preserving the trees and the gateway to Queenstown.

LAGAROSIPHON

FURTHER COMMENTS

I request QLDC to allocate sufficient funds for the next trimming of the 29 Ladies Mile tree I request that the 29 trees be protected under the QLDC's heritage protection scheme – by seeking a variation to the District Plan and including the trees in Appendix 3.

MCLEOD, ANDREW

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I have grave concerns regarding the proposed re-zoning of the area commonly known as “sticky forest” to low density residential. This is a very important and long standing recreational area for walking, cycling and sight seeing. Local residents and visitors use this area very regularly and its amenity value far outweighs any benefit from providing extra land for housing. Unless we preserve the recreational areas that we already have we are destroying the aspects of Wanaka that makes this the desirable location that it is. It should be noted that there is already pressure on many recreation areas as the population expands and this extra pressure on trails will only be worse should we lose this resource. I request that the QLDC make provisions in the plan to secure the ongoing access to The Sticky Forest by either purchasing or leasing this land and creating a recreational reserve to prevent development. Andrew McLeod

MCLEOD, KAREN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I have grave concerns regarding the proposed re-zoning of the area commonly known as “sticky forest” to low density residential. This is a very important and long standing recreational area for walking, cycling and sight seeing. Local residents and visitors use this area very regularly and its amenity value far outweighs any benefit from providing extra land for housing. Unless we preserve the recreational areas that we already have we are destroying the aspects of Wanaka that makes this the desirable location that it is. It should be noted that there is already pressure on many recreation areas as the population expands and this extra pressure on trails will only be worse should we lose this resource. I request that the QLDC make provisions in the plan to secure the ongoing access to The Sticky Forest by either purchasing or leasing this land and creating a recreational reserve to prevent development. Karen McLeod

MCLEOD, SEAN

Wakatipu

TRAFFIC ISSUES

Yes Inner Links should be fast tracked so that the people not going to CBD can bypass it. There is only one way to stop congestion and that is by charging more to a) use the road ie congestion charges as the did in London and b) to park. Any all day parking in residential streets close to the CBD should be stopped and made residents only. All parking in town should double or triple with the additional income used to subsidize or even make free and more regular the bus service.

COUNCIL ONE-STOP SHOP

Yes this should have been done years ago when it first moved, additional office space should also be included to be leased out so that as staff increases there is room to expand into. Most people now live in the basin rather than the centre of town so the QLDC office does not need to be in the CBD if land cost, excavation and construction costs are cheaper else where it should be considered . The building should also include underground parking to be leased to others or paid for by staff.

RATES, FEES & CHARGES

Animal control fees - the advertised increase of 10% is only the after all discounts are applied and is hiding the actual increases in a lot of cases. The charges are actually increasing from \$60-\$115 or \$68-\$155 being 92% or 128% for desexed or non-desexed dogs. An increase of those rates are excessive. To gain the \$30 discount there is no definition for "effective-fencing" and there are other methods to contain dogs such as cages, wire-run, shock-collar that are not considered. We have a dog that we got from the Cromwell pound as it kept escaping from a property with a 5 foot fence and the owners could no longer afford the pound fees. When we first got her she escaped several times and was at the QLDC pound the first week. Since then with 2-3 daily walks, training and an overhead wire for her to be on during the day she hasn't taken off. We live in an area of natural beauty and fences blocking the views are ugly and other methods of containment should be considered. bylaw endorsement, environmental health, waterway control should be a service the council does and covered by the general rates should not be considered as a targeted rate. Waterways facilities - a majority of these facilities have been constructed by community groups in the past and are only maintained by QLDC ie boat ramps with minimal cost to the council. If the fee increase covers the parking areas then other users should be stopped from parking there. As an example there is no enforcement of the parking at the Sugar lane ramp area with a majority of people parking there doing other activities. The fee could be changed from using the ramp to a parking fee and would be fairer on all users of the areas. RC fees are on an hourly rate so the applicants already pay over the top for the cost of processing consents already. The majority of overheads of offices, phone, power are required by the council regardless of the number of consents being process and should not be included in the calculation. Inquiries, complaints, questions what neighbors are doing and policy planing are a service council should supply and not charged to applicants. Maybe the target of 80% recoverable is too high and should be lowered. So no increase in RC charges or a 5% increase in hourly rate max. The two proposals of reducing the rates for residential flats and increasing it for undeveloped land are unlikely to make any significant increase to the supply of affordable housing when the crisis exists now. There are other factors that stop their construction in the first instance ie development contributions, the definition in the district plan of restricting size and attachment to a dwelling or accessory building and private developer covenants. If you want additional residential flats to be constructed then change these rules first. As with the reserve contribution drop the requirement for development contributions for infill subdivision, allow separate residential flats in the district plan and stop developers putting on

private covenants restricting further development or at least have a sunset clause in any covenants. If additional flats are constructed then they are likely to be used for visitor accommodation as the financial returns are greater. I don't disagree that residential flats actually pay an unfair burden and should be reduced but not at a flat rate it should be based on size and percentage of a standard house. Residential flats should initially be charged at the full amount and it is up to owners to prove that the flat is small and uses less service to get a reduction. Charging additional rates on undeveloped land will just increase the cost of the land when it is developed and if it is all developed suddenly lead to further problems in the future. The current crisis is due to people using rentable properties for VA because they get a better return. I recently asked about 5 properties in Goldfields that have been used for VA over 90 days in the last year. Of those none had consent, 3 were registered and paid additional rates. 1 has been used for VA for 15 years with several owners and appears to never have paid additional rates. Of the 13 dwellings in our ROW six or 46% are/ or have been used for VA. Rates are a tax, penalties should be imposed on those caught not paying the correct rate. Anyone advertising VA should pay increased rates and require consent and council spend time on endorsement and backdate, also report to IRD. Increasing the rates for properties being used for VA along with increased enforcement and penalties is more likely to increase the supply of affordable housing than the two suggested methods.

UNDERGROUNDING POWERLINES

The trees were there before the power lines and were moved to their current position when the Ladies Mile was widened. Look at the pole closest to Lake Hayes and you can see their original alignment out in the road reserve. The \$1,000,000 cost to underground is excessive and relies on Aurora contributing as well. Other options should be considered first ie moving the trees or moving the lines but keeping them overhead.

LAGAROSIPHON

Yes QLDC should contribute to the cost of Lagarosiphon in Lake Wakatipu and the Kawarau River

FURTHER COMMENTS

Address the problem of the use of rentable properties being used as Visitor Accommodation within the residential areas. Double or triple their rates or at least full commercial rates not the mixed use currently used. A lot of these properties are not just renting out a spare room, it is a large number of properties with the whole dwelling being used. They are advertised for the year round and they are starting to break the community with QLDC not checking they are consented or enforcing conditions when they are consented. They are not mixed use they are being used fully as a commercial venture and should pay rates accordingly as motels, hotels and other businesses do. It should not be so attractive for people to do. From a quick calculation of their booking one property in Goldfields looks as if its earning near on \$300,000.00 a year. 5 rooms at \$200 a night with an 80% occupancy is \$292,000.00 this is not mixed use it is a commercial activity. The report suggesting that the rates on a residential flat There is obvious a need and a demand for this type of accommodation and a family letting out a room a couple of nights a week is probably ok but not at a cost to the community and freeloading on the accommodation sector. From my observation and discussions with owners while being the Chairperson of the 130 unit body corporate at the top of Goldfields and an owner of a property not within the Body Corporate, a lot of these properties are not registered with QLDC let alone consented, are not paying mixed use rates let alone commercial rates, are probably not covered by their residential insurance for a commercial activity if there is an accident or fire, may not have adequate smoke alarms or fire protection to be used as visitor accommodation and are probably not declaring the income obtained to the IRD. Suggestions to make VA less attractive to owners to increase the supply of rentable properties and recreate the community within neighborhoods of Queenstown: - Identify all current residential properties being used for VA on either on small or large scale ie one room or whole property as currently no one knows the exact extent of the use. - Identify properties that are being used as VA to Quotable Value. A property that is being used for commercial activity rather than residential may have a higher value and hence higher rates but currently no one knows what dwellings are used for. - Forget mix use rates if a property is advertised, Bookabatch, AirBnB, facebook etc charge properties commercial rates. 90 days - Increase the rates for all rentable properties being used for VA - All rentable dwellings being used for VA to have to apply for RC on a 2 yearly basis ie duration of 2 years on consent that cannot be extended, new consent required if VA is to continue. This is different than a building specifically constructed as VA as the use can change with no one knowing. - Neighbors approvals required where whole dwelling is used for VA or limited notification required - If consent not required make owners prove that they are less than 90 days on a six monthly basis or change their rates

to commercial immediately. - Rates changed to commercial immediately on change of use not on an annual basis. - Similar to late payment. Have penalties on those caught not paying the correct rates (ie 10% on the full amount not just the difference). - Report all properties being used for VA to IRD and warn owners that you will. - Spend more time enforcing the current rules and requirements to increase the current rate take for VA properties. ie an owner occupier in low density residential renting a room for VA should have 3 carparks, 1 for the VA use and 2 for the residential use. These owners should be made to apply for a non-complying consent if there are only 2 carparks available. - Any property that is not on an individual freehold title should be made to apply for consent, ie leased land, unit titled, apartment block etc. - Start prosecuting owners, property managers and advertising websites who operate VA properties without consent - Make the list of registered VA properties easily available to the public along with whether the properties have consent or not along with their conditions if consented. - On the rating database available to the public make the identification of properties paying commercial or mixed use rates easier. The same could be said for residential flats or other non-residential uses - Use the public for enforcement by offering a \$25 dollar rate reduction when they report a property being used for VA that is not paying the correct rates and that properties rates are increased. - VA is probably the main problem but any dwelling being used for a non residential use also contributes and the above points could also apply to them as well. Having lived with a high percentage of VA properties, (6 from 13 or 46%) in the neighborhood that don't necessarily impact to much on the amenity of the area, apart from maybe in regards to parking, I would say that it would be nice to have six more families in our right of way to create the community that it could be and not a series of "randoms" multiple times each week. If other streets have this high of a percentage no wonder there is a housing problem in Queenstown. Apologizes for the rant but I do believe that the use of residential dwellings for visitor accommodation is starting to affect the community in a significant way and council can not leave it for another year or five to make some significant changes even though they maybe painful for a proportion of the rate payers.

MCLEOD, PETER

Wakatipu

TRAFFIC ISSUES

Yes-Agree

COUNCIL ONE-STOP SHOP

Disagree- QLDC does not need to be based in the CBD. Valuable CBD land should be sold and offices relocated to cheaper land in Frankton

RATES, FEES & CHARGES

Yes -Agree

UNDERGROUNDING POWERLINES

Yes I do .However I consider that if a million dollars is to be spent a small extra amount should be spent on planting Lombardy Poplars between the existing trees to provide, in the future, an iconic avenue along the entrance to Queenstown, such as exists between Cromwell and the entrance to the Cromwell Gorge, or along Thurlby Domain. The existing chestnuts, although attractive, have been butchered by pruning and will probably never be fine specimen trees. The trees closer to Queenstown are not evenly spaced and need additional planting /thinning to make an attractive avenue. Lombardy Poplars throughout the district, which provide such an Autumn spectacle are rapidly disappearing due to age and are not being replaced. Obviously this would require the approval of the landowners. If Council considered there was merit in this idea but are not willing to fund it I would be prepared to organise funding myself.

LAGAROSIPHON

FURTHER COMMENTS

MCPHAIL, TOM

Wakatipu

TRAFFIC ISSUES

Yes

COUNCIL ONE-STOP SHOP

Yes

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

No, not good use of money

LAGAROSIPHON

Yes

FURTHER COMMENTS

MCPHEE, FIONA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

Yes

RATES, FEES & CHARGES

Yes

UNDERGROUNDING POWERLINES

Yes

LAGAROSIPHON

Yes

FURTHER COMMENTS

The proposed re zoning of Sticky Forest in Wanaka for residential purposes is completely inappropriate. It's use a a tourism and recreation vehicle is undeniable. It's a beautiful scenic block in what is becoming increasingly urban. There is more than enough land available for development I.e housing in that exact area had no other purpose than profit generation and there would be no opportunity to regain the cultural, tourism or community value we will lose if Sticky Forest is developed for housing. It's an absolute a outrage this is being proposed and considered

MCPHEE, MATT

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky Forest is a treasured asset of the Wanaka and greater Queenstown Lakes region. Not only does it provide excellent bike trails, but its easily accessible location makes it popular among both locals and visitors to the region. It is undeniable that Wanaka sits on the doorstep of some of the country's most breathtaking scenery and as a region, we are fortunate to be able to leverage off our local geography in the form of tourism dollars. Cycle tourism is a fast-growing facet of the New Zealand tourism industry. More and more people are in search of holidays that enable them to explore corners of the world accessible only by bike or foot. In recent years the New Zealand government has realised this, and has spent a considerable amount of money building and expanding the country's bike networks. Wanaka is in a fortunate position to already offer a host of leisurely rides, but to also boast the mountain bike trails of Sticky Forest secures our place on the mountain bike map. It may be wise to emphasise that those visiting the region for the biking opportunities also require places to stay, eat and shop and therefore the flow on effect from cycle tourism is a revenue boost to the entire local community. As a council, there is an onus to provide community recreation facilities to our rate payers - Sticky Forest is one such facility. Already operational and popular among locals, it stands to serve future generations for years to come. Its close proximity to town promotes its accessibility to all and it is pleasing to see families and younger children utilising and enjoying the forest. Previous work means Sticky Forest offers excellent bike trails and provides a place for keen bike enthusiasts to enjoy off-road trails. Without Sticky Forest, Wanaka is left with very limited riding opportunities. Please review the above points in your consideration process; the likelihood of a loss to the cycle tourism numbers and consequent revenue to the region, but also that of the future generations, who stand to lose an incredible asset and one which not only promotes family fun, health and wellness but also highlights the rich natural offerings of our region and the reason why so many people ensure Wanaka is on their list of places to visit.

MCQUILLAN, JEANETTE

Wanaka/Upper Clutha

TRAFFIC ISSUES

Definitely think a Queenstown transport and parking hub on the outskirts of the town is a good idea. But a frequent shuttle service into town would be critical in making this effective. At the moment the transport congestion is badly affecting the “Queenstown Experience” for most people. Also, keep the buses out of the town.

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Definitely support this proposal to put the lines underground and Delta should pay for half the cost. A slight increase in rates is acceptable to save these beautiful trees but on a recent visit to Queenstown it seemed that Delta have already hacked into some of the trees. The trees provide an attractive avenue into Queenstown. The same cannot be said for the power lines should the trees be removed!!

LAGAROSIPHON

FURTHER COMMENTS

MEAGHER, MARCIA

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

The right thing to do is to save the trees. It would be completely wrong on many levels to cut them down.

LAGAROSIPHON

FURTHER COMMENTS

MELDRUM, NICOLE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky Forest plan change request. I wish to submit that the council should consider purchasing this land to use as reserve for recreation for all QLDC residents and visitors. I totally object to this land being refined residential due to the asset it provides in creating the outsourcing lifestyle for residents and visitors to Wanaka

MEREDITH, GRANT

Wakatipu

TRAFFIC ISSUES

It's a poor and under reaction that can only be described as a bandaid for successive councils inability to plan for uncontrolled and rapid expansion by misguided people that think more and bigger is always better. It's too little too late. Proper parking needs to be made available for campers so that on our narrow roads in and around town they stop blocking them. Stop taking away the short term parking. Your making it very difficult for existing and long term businesses to survive in town.

COUNCIL ONE-STOP SHOP

It's the right thing to do. Move all QLDC offices to one building. Build a 3-4 story building with underground parking with sufficient parking for all staff and visitors. The council needs to lead by example with new businesses, hotels etc being made to supply parking in town.

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Spend no council money on putting the lines underground. Have Delta pay for the trees to be cut down and removed the replace with lower growing and lower maintenance native trees.

LAGAROSIPHON

It's the right thing to do.

FURTHER COMMENTS

MEZGER, JOHN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Dear Planners, Re: Re-zoning from rural to residential status for the area in wanaka known as 'sticky forest', the 'Plantation' and the area north of Peninsula Bay (known as 'Thread the needle'), please DONT DO THIS! This area has been an asset of the community since before I started coming to Wanaka in 1992. This area is where I learned to mountain bike and offers a unrivaled asset for Wanaka and the region. It is the heart of Wanaka mountain biking and should be protected for future generations and as a commercial asset for many businesses in the community. I understand that it is proposed to create additional parking in this area. This is also unnecessary, Wanaka is a small community and riding or running to parks and reserves should be promoted. There has been in excess of 25 years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in Wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'Wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone Sticky forest, the Plantation and the are north of Peninsula Bay. Thank you. John Mezger

MIDGLEY, JILL

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re. Re-zoning from rural to residential status for the area in wanaka known as 'sticky forest', please DONT DO THIS! Why? This area provides a unique place for locals to enjoy the outdoor lifestyle for which wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thank you.

MILBURN, JOHN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

Have major concerns about the ability of the QLDC to issue and ensure compliance with resource consents that are anything other than straight forward .This appears to largely due to the inexperience of staff involved who rely on a theoretical / learnt approach rather than experience in the non TLA sector,common sense and tools such as site visits.I also suspect that some of this work is carried out by consultants who are more motivated by financial reward than outcomes.

UNDERGROUNDING POWERLINES

LAGAROSIPHON

Agree this is the right thing to do and a key to achieving the desired outcomes is a collaborative approach involving all organisations who are,have been or potentially may be involved .This should also include the power company who now owns/ operates the Clyde Dam (Meridian ?). It is a great shame that this multiagency collaborative approach never got off the ground pre Clyde Dam - the Otago Catchment Board commissioned Dr Brian Coffey(DSIR) who was an expert in aquatic weeds with extensive experience in both elodea and Lagarosiphon in the Waikato hydro system to investigate the likelihood of such weeds developing in Lake Dunstan post the dam establishment. The clear conclusion was yes if the small infestation in Roy's Bay ,Lake Wanaka was not eliminated and that this would likely spread to the other feeder river of Lake Dunstan (Kawarau). He proposed a range of methodologies to achieve this elimination and a joint,multiagency responsibility for this.That Dr Coffey was correct and that his recommendations were never acted upon is now history.

FURTHER COMMENTS

MILL, CHARLOTTE

Wakatipu

TRAFFIC ISSUES

I support action to relieve congestion but do not support a parking hub in place of the Frankton Golf course. Any parking hub should be discrete and not an open parking lot replacing wonderful green space at the entrance to the town. Other small cities have created clever underground parking solutions, that have no impact on the above ground environment. See for example the circular underground car park in the Alpine/Lake town of Annecy in France. This is a single spiral carparking space with an open centre. Above ground is a park with gardens and park benches. Cars park on the spiral and the whole building is entirely underground. It was built in 1995. <https://structurae.net/structures/annecy-city-hall-underground-parking-garage>

COUNCIL ONE-STOP SHOP

Be careful not to do what other towns and cities in New Zealand have done and build a monument to yourself at the expense of other much needed expenditures in the region.

RATES, FEES & CHARGES

I agree and would like to see an increase in rates for houses that remain empty for the majority of the year, to encourage those owners to place their housing into the long term rental market (not visitor accommodation).

UNDERGROUNDING POWERLINES

I support the QLDC proposal to allocate \$500,000 to pay half the cost of putting powerlines underground if Delta agrees to fund the same amount for the project. I request QLDC to allocate sufficient funds for the next trimming of the 29 Ladies Mile tree I request that the 29 trees be protected under the QLDC's heritage protection scheme – by seeking a variation to the District Plan and including the trees in Appendix 3.

LAGAROSIPHON

I agree wholeheartedly

FURTHER COMMENTS

Begin the process of taking greater action towards improving air quality, especially in winter by encouraging home owners with smelly, dirty, cheap brown coal heating systems to upgrade them with cleaner burning heating systems. This is imperative if we are to protect the tourism reputation of our fresh, pristine, clean, alpine environment.

MILL, IAN

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

I strongly believe that these trees should be saved for their positive aesthetic value at the entrance to Queenstown. They were there before the power lines and should remain. To cut them down in order to preserve the ugly power lines would be a travesty.

LAGAROSIPHON

FURTHER COMMENTS

MILLAR, ALAN

Wakatipu

TRAFFIC ISSUES

We need to urgently move forward on the CBD bypass and parking issues in the CBD. We also need to be moving forward on the traffic congestion issues on the Frankton flats. The construction of a second bridge downstream of the proposed new bridge alongside the existing bridge and the construction of the Eastern Bypass Road around the end of the airport runway is a most urgent urgent issue. More time spent on infrastructure issue and less time spent on a convention centre would be appreciated. Council clearly has no perception of the growth potential of tourism in the area.

COUNCIL ONE-STOP SHOP

I am comfortable with Council plans on this issue.

RATES, FEES & CHARGES

I am comfortable with Councils proposal on these matters provided the internal departments are operating efficiently. If there is fat in the system then get rid of the fat first before increasing fees.

UNDERGROUNDING POWERLINES

I absolutely agree with this action. But why stop at the trees on Ladies Mile Highway. This should be an ongoing commitment to get all above ground power lines, below the ground

LAGAROSIPHON

Agree

FURTHER COMMENTS

Just get on with the job of managing the growth and its demands on our infrastructure, otherwise the growth in tourism will in time overtake what we provide, with the result that the tourist experience will be substandard and a deterrent to other tourists visiting the area. Accommodation is another issue that needs to be addressed although this is largely in the hands of private enterprise.

MILLER, PIP

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Rezoning of Sticky Forest land from Rural to Residential This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The terrain and its views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is an activity which is growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people as it is so close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

MILLER, VALERIE

TRAFFIC ISSUES

yes money needs to be spent. Cannot put HUB on the old school site as it will totally congest central Queenstown. Much better to put onto carpark beside current Council building. or current high school when it moves

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Ladies Mile trees--it is gateway to Queenstown so treelined avenue would be nice. One Stop Shop for Council offices. Yes but not on the the old highschool site. Too valuable this should be sold to boost council funds. There must be other sites. Review of rates and fees. it is ridiculous to penalise owners who have not developed land zoned for development. It is an infringement of there rights. By forcing development of farmland it will destroy the beauty of the region further. We do not want iconic views destroyed by ribbons of housing along all major roads. the only way to create affordable housing is for council to develop housing and cap the annual increase in value. It is time rates went up, plus large businesses need to be incentivised to provide housing. Don't loose what green we have but increase density in areas that have already been destroyed.

LAGAROSIPHON

FURTHER COMMENTS

MITCHELL, JON

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

This is a very much long over-due project. I am fully supportive of this project. It is unfortunate that Page 82 of the Draft Annual Plan does not include reference to the need to include a post-earthquake operational council facility, particularly a Local Emergency Operations Centre and any necessary or supporting access and telecommunications and information management will be included in the one-stop shop investigations.

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

The unexplained \$113,000 reduction in funding from the 10-Year Plan to “Emergency Management”, indicated on page 97 of the Draft Annual Plan, is a matter of considerable concern. That fact that the vast bulk of the “emergency management” funding goes to the Otago Rural Fire District, which is a significant change from previous locally managed arrangements, should be made plain to local stakeholders. The Draft Annual Plan (page 82) implies that a full-time “Emergency Management Officer is employed by the Council”, which is what the council has agreed to provide as part of the Otago CDEM Group Plan and partnership. when in reality a half-time position currently in place, shared with Central Otago District Council. QLDC is grossly under-investing in emergency management, not the least in the part-time nature of the Emergency Management Officer role also but in the distance of the appointment from the Council executive and the council itself. The apparent saving from the 10-Year Plan should be applied to appointing a full-time Emergency Management Advisor to add to enable the council to deliver a something more like a credible comprehensive emergency management programme in the district, to assist the current highly efficient and effective Emergency Management Advisor.

MITCHELL, LEE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Regarding submission 149 to rezone of block of land above beacon point (known locally as sticky forest) from rural to low density residential. I oppose this submission. The land should remain rural zoned. Better yet the land should be purchased as recreational reserve by the council, to protect the recreational and rural amenity of the forest and the trails it contains. Users of the forest trails include bikers, walkers and runners from the local community and visiting. Whilst these recreational uses currently face an uncertain future due to private ownership of the land, a rezoning to residential will almost certainly lead to clearing of the land and a suburban character replacing the rural amenity that it provides both to the users and as a visual backdrop to North Wanaka. This is a highly valued and well utilized asset to the community. The use of the term asset here describes something that certainly adds value economically, culturally and environmentally to the local community, despite not being owned by the community. The council should therefore secure access and protect this land for current and future residents and visitors through purchase and establishment of a recreational reserve that recognizes the unique topography, forest cover and established trails in proximity to the township of Wanaka that makes this a truly irreplaceable piece of land.

MOGINIE, MIKE

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Rezoning the “Sticky Forest” area of land will be a huge mistake for the Queenstown Lakes District Council and Wanaka. The forest is very popular for mountain bikers from around New Zealand and has played a vital role in introducing generations of people to a healthy lifestyle sport including myself. Rezoning the forest could threaten the mountain bike trail network with further subdivisions and reduce the amount of adventure/outdoor attractions which Wanaka and the Lakes District is so well known for. Regards, Mike Moginie

MOGINIE, AMELIA

Wanaka/Upper Clutha

TRAFFIC ISSUES

Yes, however there needs to be another route as a back road option to dilute the traffic more as well as adding to the original road

COUNCIL ONE-STOP SHOP

not a huge necessity I wouldn't have thought, but if the money was going to be spent on stabilizing for earthquakes then yes it would be better spent on a new location.

RATES, FEES & CHARGES

I hope that the pool charges do not directly affect the swimming pool charges at community pools as they should be lower to encourage people to utilise these more. Residential flats should be reviewed and checked they are compliant, mould free, and suitable to be rented out - almost like having a wof for a flat.

UNDERGROUNDING POWERLINES

Yes this seems fair and a great response from the community over the trees and the identity of the place.

LAGAROSIPHON

What will this money directly be spent on? This should be spent on cleaning in some way the lake of this water weed or on research to diminish it rather than on pamphlets etc.

FURTHER COMMENTS

STICKY FORREST should be left as is and not converted to residential, this area is amazing and a huge part of Wanaka.

MOLLER, RAE

Wakatipu

TRAFFIC ISSUES

Yes

COUNCIL ONE-STOP SHOP

Yes - will the gorge road land be sold, or redeveloped by the council? If so, for what use?

RATES, FEES & CHARGES

Yes

UNDERGROUNDING POWERLINES

Yes

LAGAROSIPHON

Yes

FURTHER COMMENTS

No

MOON, ROCHANA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

Please stop poisoning our lakes and rivers, increase the budget for manual removal of the weed instead, it is obvious that the diquat and other poisons are not effective, as otherwise you would not need to be increasing the budget.

FURTHER COMMENTS

Regarding the district plan change for the zoning of Sticky Forest. I strongly believe that its zoning should remain as rural, this is because it is currently an asset that is enjoyed by many people for recreation, and it brings people to Wanaka just to ride there. (I know this because I used to be one of those people). The Wanaka town area is in great danger of becoming built out and losing its character, and if any more Mountain-biking areas are lost here then we will lose out even more to Queenstown for the tourist dollar. If you have any doubt of the accuracy of these statements please visit Rotorua which is now considered to be an international mountain-biking destination. Mountain-biking is a sport which has increased hugely in popularity in the last few years, and the council would be being very short-sighted if they caused the demise of an excellent public resource!

MOONEY, JOSEPH

Wakatipu

TRAFFIC ISSUES

This seems sensible.

COUNCIL ONE-STOP SHOP

Yes

RATES, FEES & CHARGES

The proposed dog fee increases seem excessive, and there is not sufficient financial information in the annual plan to determine what financial modelling has been used. For example how are the total costs of the dog control scheme calculated, are some of these fixed costs that are associated with other council functions etc. I note that the proposed increases are in fact over 100%, despite the summary saying it will be a 25% increase. (For example the whole dog fee is currently \$68, the proposed increase is to \$155. This is a real increase of \$87 - more than 100% of the current annual fee. I acknowledge there are suggested discounts for 'good behaviour' and 'fencing' but the reality is that the real increase and therefore the fee many dog owners will be liable to pay is dramatically increased significantly beyond the signalled 25% increase). Reducing rates charged for residential flats is a good plan to incentivise long term rentals. Likewise measures to reduce the incentives to land bank make sense.

UNDERGROUNDING POWERLINES

Not a priority but the trees do have aesthetic value.

LAGAROSIPHON

Great

FURTHER COMMENTS

It appears that it is planned that the sewerage connection fees for Shotover Country properties will be significantly more than other areas in the Waka tipu Basin. There doesn't not appear to be any explanation as to why that it is, and it would be useful to have this information.

MOORE, JOSHUA

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

I think this is a waste of time and money. As a builder it is practically impossible to go to the QLDC planning office. There is never any parking, the roads are heavily congested and the vast majority of construction work is occurring in Frankton and beyond. It would be a much better idea to sell the very valuable land in central Queenstown and use this money to buy/build something in Frankton.

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Another waste of money as the life of the lines still has 30 years to run. The best suggestion I have heard is to remove the trees and replace with a lower growing option. This will still provide a tree lined entrance to Queenstown whilst minimising the cost to the rate payer

LAGAROSIPHON

FURTHER COMMENTS

MOORE, TONY

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I wish to oppose any development that will have a negative impact on the bike trails in the area known as “sticky Forrest”. Wanaka has one of the lowest housing occupancy rates in NZ. The thought of losing the bike trails to more housing seems irresponsible, given the amount of people drawn to Wanaka for recreational activities. It is the main motivator for me personally, to drive “over the hill” and enjoy Wanakas cafe’s, restaurants and other activities. A responsible approach could be to expand the trail network to encourage, not only cycle tourism, but a healthy happy community.

MOOREY, SILVIA

Wakatipu

TRAFFIC ISSUES

No parking hub, instead better access with bikes and buses/public transport for locals.

COUNCIL ONE-STOP SHOP

Not necessary.

RATES, FEES & CHARGES

As a Shotover Country resident, I am not happy with the high sewage fees compared with the lower fees of our surrounding areas. I am also interested in hearing about the reason on which this idea is being based on. Animal control increase - not necessary.

UNDERGROUNDING POWERLINES

More money should be spend on recreational access points to our rivers. Kids need to be able to enjoy the Shotover and Kawarau in their immediate environment.

LAGAROSIPHON

Yes. The Kawarau River needs to be accessible for recreational purposes for the locals (Shotover River/ Lake Hayes). Swimming and fishing should not be accompanied with an health hazard. The Shotover River is not accessible for locals, let's make sure that we keep the Kawarau River clean for our children.

FURTHER COMMENTS

- Shotover Country needs clean swimming access to Kawarau River & Shotover for Families - Recreational opportunities for youth in their immediate living environment (Shotover/Lake Hayes). Pony paddocks, riding facility, artificially build concret - climbing mountain, ... Keep our youth healthy, happy and engaged. - Sticky Forrest not for residential zoning as our "Homeschool group Wanaka & surrounding areas" loves to catch up there - at least 1x a week with our approx. 20 youngsters. It is a beautiful gem for all Wanaka locals, easy accessible from town.

MOSES, SIMON

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I would like to strongly object to the rezoning of Sticky Forest from rural to residential, and strongly urge the council to purchase or lease the land to maintain public use of this valuable Wanaka resource. The recent development of the Wanaka Sports Facility has been undertaken at enormous expense to cater for a small percentage of the Wanaka community. Sticky forest is very widely used by walkers and bike riders. Whilst riding in Sticky Forest I have run into many visitors that have been attracted to visiting Wanaka because of the biking options. The loss of this area would diminish the town in terms of both a tourist attraction and in terms of the quality recreational opportunities for residents.

MOSES, VICKIE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I am writing regarding my concerns for the future of Sticky Forest. Appreciation of the outdoors is a large part of the appeal of Wanaka both for the people who have chosen to make this their home and for the many tourists which visit this area. This tourism market obviously makes a significant economic contribution to the town. I am sure the council has done its due diligence and understands the value of the mountain biking industry to Wanaka. It would be worthwhile for this information to be shared with the community. I do however suspect that the value this industry brings to Wanaka is probably greater than that which will be provided by an endeavour such as the new sports facility. Whilst the business case for this exercise would most likely demonstrate an ongoing significant financial burdens to the community, investment in a appreciating asset such as Sticky Forest would appear to be a positive, and proactive step forward for Wanaka. As a result, I would like to see steps taken by the council to secure the future of this asset for the community to be able to use over the long term.

MUILWYK, SIMON

Wakatipu

TRAFFIC ISSUES

It is, but I think also more moving the crossings away from intersections would help.

COUNCIL ONE-STOP SHOP

Would make more sense to be located in a less prime area, George road sounds more suitable than downtown.

RATES, FEES & CHARGES

Sounds good, encouraging residential flats in garages and so on is a very good idea. I've been considering doing it myself until I spoke to council and was told the process of getting it done would be about \$6000 in consents and other fees without even the costs of construction.

UNDERGROUNDING POWERLINES

Its a load of rubbish, trimming the tops off trees every few years shouldn't cost much at all, a tractor driving along with a saw spinning is hardly an expensive process, farms do it regularly for minimal cost. The costs mentioned could buy the tractor and saw accessory and have a few hundred thousand left over to pay the 1 days wage for a driver once a year for 30 years.

LAGAROSIPHON

You'll pay \$30,000 towards stopping a weed, but 500,000 for putting some power lines underground to save some trees? foolish. It should be the other way around.

FURTHER COMMENTS

MUIR, LESLEY

Wakatipu

TRAFFIC ISSUES

Agree

COUNCIL ONE-STOP SHOP

Agree it's a good idea to investigate alternatives to the current situation

RATES, FEES & CHARGES

Agree

UNDERGROUNDING POWERLINES

I support the QLDC proposal to allocate \$500,000 to pay half the cost of putting powerlines underground if Delta agrees to fund the same amount for the project I request QLDC to allocate sufficient funds for the next trimming of the 29 Ladies Mile tree I request that the 29 trees be protected under the QLDC's heritage protection scheme – by seeking a variation to the District Plan and including the trees in Appendix 3.

LAGAROSIPHON

Yes the weed must be removed and monitored closely for signs of it returning

FURTHER COMMENTS

MUIRHEAD, TRISTAN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Council should buy sticky for recreation. Residential zoning will make it harder for the council to buy!

MUIRHEAD, CLAIR

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Save Sticky Forest, Myself and my family ride regularly in sticky forest and have done for the last 12 years. this is a safe place to ride with children to escape the people, weather and just enjoy the peace of the forest. As a Cub leader we use sticky to do lots of community activities with a group of local children. Rezone this will push up price, and spoil this great spot for all the community.

MURPHY, MIIRA

Wakatipu

TRAFFIC ISSUES

yes

COUNCIL ONE-STOP SHOP

No, I think you should be somewhere out of town like Gorge Rd retail or Frankton or Glenda Drive.

RATES, FEES & CHARGES

yes

UNDERGROUNDING POWERLINES

yes save the trees , but I think its crazy expensive and the power company should be encouraged to do it for free or minimal cost for their good tree saving PR- or at least do it at cost for the sake of the community spirit etc

LAGAROSIPHON

yes

FURTHER COMMENTS

Re Dog fees, I think you should increase the impounding fees, as this directly affects the irresponsible dog owners rather than people like myself with enclosed dogs that are not noisy. People with noisy dogs should also be fined for their noisy/ aggressive etc dogs, or made to send their dogs to training etc. I don't see why responsible dog owners should have to wear the cost increase when it's a minority of dog owners causing the issues. Thanks

MURRAY, CRAIG

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

The Council should be putting money towards securing Sticky Forest because it is significant part of Wanaka. Every time I ride my bike or run in sticky there seems to be more people than the last time, with more grins on there faces, being even more friendly and cheerful. It is a fast growing part of Wanaka, and it should be getting developed in a recreational way instead. I ride across town (I live near Wanaka top ten) to access the forest, and it is always such a relief and nice feeling when I arrive and get on the first trail and enter the woods. It would be such a shame to see this go ahead, when it is such a big part of Wanaka and has so much potential to become one of Wanaka's main attractions. Yours Sincerely.

MURRAY, ANDREA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

MURRAY, CHARLES

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re. Re-zoning from rural to residential status for the area in wanaka known as 'sticky forest', please DONT DO THIS! Why? This area provides a unique place for locals to enjoy the outdoor lifestyle for which wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thank you.

MUSALOV, ANTON

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky Forest is a big part of Wanaka and it will be like ripping out the heart of a great biking community and replacing it with expensive housing

MUSKER, JANET

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

I believe this is a great idea and would benefit both workers and clients.

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Yes, this is great and it is the right thing to do.

LAGAROSIPHON

Yes, good planning. We need to devise management plans and eradication of noxious plant and animal species.

FURTHER COMMENTS

I understand there has been a submission to rezone Sticky Forest (Legal Description: SEC 2 OF 5 BLK XIV LOWER WANAKA SD) from Rural to Residential. Rezoning this unique parcel of land to Residential must not be allowed. Sticky Forest is a outstanding recreational asset to the Wanaka community and should be preserved for current and future generations to use. Keeping Sticky Forest for recreational use is of significantly higher value than what could be obtained through residential development. It brings in tourists which in turn brings in long term financial benefit to everybody in the town. It also benefits all locals as a recreational and beautification asset, instead of converting it to limited housing for a restricted number of people with money. The council should seek to purchase the land to allow it to become a recreational reserve to secure the recreational, environmental, and visual values of this land for future generations of residents and visitors.

MUTCHLER, KELLI

Wakatipu

TRAFFIC ISSUES

YES!!! Traffic should be one of the key concerns for the upcoming year!!

COUNCIL ONE-STOP SHOP

Maybe the money made from selling/renting the old offices could be put toward other parts of the budget for this annual plan?

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

I'd happily pay a few extra dollars a year to keep the area green and scenic. That is a flat stretch of road and those trees do add a positive view for visitors and locals.

LAGAROSIPHON

Well worth it; QT thrives as a destination due to water activities and the landscape, so its of utmost importance to be proactive about threats like this.

FURTHER COMMENTS

MYERS, KERRY

Wakatipu

TRAFFIC ISSUES

Yes

COUNCIL ONE-STOP SHOP

Disagree - would rather see money spent on improving online availability of services for QLDC

RATES, FEES & CHARGES

Disagree with pool charge increases. This is a vital safety need for the youth in our community. Disagree with pet registration charge increase; unless the council improves facilities for pet owners - we are already one of the most expensive in the country, and we also have very few dog bag dispenses - can't increase price unless you actually deliver something to owners. Also encourages further lack of registration for bad owners - do agree with increased charges for animal control (roaming dogs) and fines for those without registration. Disagree with rate reduction for residential flats as that benefits more landlords rather than actually those in need of affordable housing.

UNDERGROUNDING POWERLINES

Support the QLDC proposal to allocate \$500,000 to pay half the cost of putting power lines underground, if Delta agrees to fund the same amount for the project. Request QLDC to allocate sufficient funds for the next trimming of the 29 Ladies Mile trees. Request that the 29 trees be protected under the QLDC's heritage protection scheme

LAGAROSIPHON

FURTHER COMMENTS

NAPIER, LYN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

Make it law cats are to be registered, chipped and vaccinated. Or for that matter all pets ie rabbits, guinea pigs, llamas, etc etc. Why just dogs??????????

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

NATHAN, TARA

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

The trees should be save through the implementation of underground lines instead of overhead lines. This is an initiative that should be considered for multiple areas within the beautiful Wakatipu area where unsightly overhead power lines are in place.

LAGAROSIPHON

FURTHER COMMENTS

NEAL, STEEN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I have a HUGE issue with your proposal to turn the Sticky Forest area into a residential zone. I get that land is at a premium. Coming from someone who has made the move from Auckland to Wanaka, I can understand land shortage. But that is absolutely no reason to undermine one of Wanakas greatest assets. I imagine the council is well aware of the recent boom in mountain biking. Look what it has done to Queenstown. How does building houses where awesome trails exist help this boom? It doesn't. Surely that is obviously. I can honestly say as a happy Wanaka resident that the future of Sticky forest has a huge impact on my decision to stay here. Along with many passionate locals I ride with, Sticky Forest is a huge reason we live here. Wanaka has a lovely small town vibe. The developments in Wanaka Hights already undermines what makes this town great. You really need to think of the impact on the feel of the town with further development. How many bike shops are in Wanaka? Tour companies? How many people do they employ? How many people do they service? I sincerely hope you understand the impact on these people. Their livelihood depends on the trails. If anything you should be pumping money into trail development. Wanaka has so much potential to become a world class mountain biking destination. Look at Rotorua, Nelson, Queenstown. They are globally renowned as the best. Don't let money cloud the decision. The results will be costly. Sincerely Steen Neal

NEEDHAM, ANNA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

The proposal to rezone Sticky Forest in Wanaka from rural to residential land is not a good idea. Sticky Forest is an asset to Wanaka, both for its residents and its visitors. The forest is a destination for mountain bikers and runners and is treasured by many Wanaka residents. There are always mountain bikers utilising the forest and it has a great network of trails for all abilities. The proposal to rezone this land and allow it to be subdivided into residential land would amount to a huge loss for the community. Many of the sections would likely be purchased as holidays homes, meaning wanaka residents have lost a huge resource for the gain of a few non-residents. Additionally, it attracts tourism for the town as a mountain biking destination. The forest itself is a feature of the wanaka landscape, although not native trees, it adds to the character of the landscape. It would be sad to see more houses in place of the forest. QLDC should recognise the importance of Sticky Forest as a recreational and aesthetic resource for the region and protect it, rather than allow further subdivision there. QLDC should seriously consider securing Sticky Forest as a recreational reserve by not rezoning the land to residential but either purchasing the land or leasing it from private owners and establishing it as a reserve. The forest is incredibly important to many people and it should be protected rather than developed.

NEIL, WATSON

Wakatipu

TRAFFIC ISSUES

Can you explain what the amount of \$232K is going to spent on? The problem with the traffic is as a result of little or no forward planning wrt infrastructure that is required to service the community in both peak and off peak periods. Appears the Council is more than happy to assist developers with little regard to the local residents and relevant impacts.

COUNCIL ONE-STOP SHOP

Can you explain what & who this money is going to spent on? It appears that the Council and their favored consultants are the only real parties benefiting from this spend - this is a simple business case which should cost the community less than 20% of what is being allocated for this requirement.

RATES, FEES & CHARGES

We already pay rates that are way over the top for the level of service being provided however what confuses many is how rates appear to vary depending on who you are and your relevant associations.

UNDERGROUNDING POWERLINES

These trees are on private property and most likely have hacked by Delta in the protection of the power lines. Why doesn't the Council implement a fee on all major developers & developments that contribute and require all power lines to be placed underground .

LAGAROSIPHON

The question is this enough money being allocated to protect the waterways if not then the budget needs to be exactly what is required to provide such protection - who has scoped the required works and how has it been costed? The Council appears to throw numbers out in an attempt to demonstrate that they intend to do something with little substance to support these costs!

FURTHER COMMENTS

NELSON, ALAN

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

I request that the 29 trees be protected under the QLDC's heritage protection scheme. Please incorporate a variation to the District Plan and include the trees in Appendix 3.

LAGAROSIPHON

Yes

FURTHER COMMENTS

NEUENDORFF, INDIRA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Regarding submission 149 to rezone of block of land above beacon point (known locally as sticky forest) from rural to low density residential. I oppose this submission. The land should remain rural zoned or better yet be purchased as recreational reserve by the council, to protect the recreational and rural amenity of the forest and the trails it contains. Users of the forest trails include bikers, walkers and runners from the local community and visiting. Whilst these recreational uses currently face an uncertain future due to private ownership of the land, a rezoning to residential will almost certainly lead to clearing of the land and a suburban character replacing the rural amenity that it provides both to the users and as a visual backdrop to North Wanaka. This is a highly valued and well utilized asset to the community. The use of the term asset here describes something that certainly adds value economically, culturally and environmentally to the local community, despite not being owned by the community. The council should therefore secure access and protect this land for current and future residents and visitors through purchase and establishment of a recreational reserve that recognizes the unique topography, forest cover and established trails in proximity to the township of Wanaka that makes this a truly irreplaceable piece of land

NEUENDORFF, MICHAEL

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Regarding submission 149 to rezone of block of land above beacon point (known locally as sticky forest) from rural to low density residential. I oppose this submission. The land should remain rural zoned or better yet be purchased as recreational reserve by the council, to protect the recreational and rural amenity of the forest and the trails it contains. Users of the forest trails include bikers, walkers and runners from the local community and visiting. Whilst these recreational uses currently face an uncertain future due to private ownership of the land, a rezoning to residential will almost certainly lead to clearing of the land and a suburban character replacing the rural amenity that it provides both to the users and as a visual backdrop to North Wanaka. This is a highly valued and well utilized asset to the community. The use of the term asset here describes something that certainly adds value economically, culturally and environmentally to the local community, despite not being owned by the community. The council should therefore secure access and protect this land for current and future residents and visitors through purchase and establishment of a recreational reserve that recognizes the unique topography, forest cover and established trails in proximity to the township of Wanaka that makes this a truly irreplaceable piece of land

NEWTON, JILL

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Putting the power lines underground is the right thing to do. We need clarification regarding if the rate increase is a one off and if the lines will go underground the length of the Ladies Mile or only where the trees under discussion are growing.

LAGAROSIPHON

Yes

FURTHER COMMENTS

NICHOLSON, BEV

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

dog rego increase, My dog costs the rate payer not one cent, as we all no the problem dogs are not regerested. You have no control of these dogs but you expect me to pay for them. If the new rule is user pays then you need to charge all parents for play ground. Increase the cost of library users ,swimming pool users ,I dont use any of these things so I shouldnt have to pay for them. If my dog regerstation goes up by 40% because user pays then ill expect my rates to fall as i dont use any of above facilitys. Stop ripping off the good dog owners get off your butts and collect money from bad owners, youll actually have to work.

NIKO, NICK

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky forest should stick to being zoned as a rural zone as it contains a really good area for recreational use. Cyclists, walkers and dog walkers alike enjoy this very much and I'm sure the efforts the bike community have put into the area, doesn't want to see this going to waste. Not everything should be for profit.

NORTHCOTT, AMY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Do Not Re-zone 'Sticky Forest'. I live in Wanaka for the outdoor lifestyle, just as over half the population do, and one of my most favourite pastimes here is mountain biking. Sticky Forest is the only downhill park we have, it is always being used by locals and tourists alike, offers a multitude of tracks for all levels, is used in mountain bike training clinics and is a great social hub. It is also an area protected from the weather so on a windy day we can still go riding!. If this area was re-zoned to make room for more ugly housing developments that are already destroying our town, then you would be removing one of Wanaka's greatest assets. Queenstown has protected their mountain bike parks and attracts athletes from around the world. It has become a great tourism product and brought a lot of money into the town. Bike shops benefit from hiring out bikes, the gondola benefits, the restaurants, pubs, bars, shops all benefit. Lets learn from their success. If anything the council should be getting behind all the volunteers who make Sticky what it is today and helping to develop it. Mountain biking is a growing sport in NZ and with the rapid development in bikes it is becoming more accessible to everyone. In a town like this that is already so expensive to live in, it would be disastrous to take away free activities that bring people so much joy. Sticky's location is also very valuable, as it is easily accessible for everyone. It is close to the schools so children/teenagers can easily and safely ride there after school. It is easy to ride to from town in you are hiring a bike. It is easily accessible from Albert Town via the river tracks. There is no were else suitable for such a park! I think it would be very short sighted to turn such a valuable asset into another housing development. Please DON'T DO IT!!!!!!

NORTHCOTT, MIKE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky Forest! I first came to Wanaka in 2003 for a mountain bike race, it was part of the NZ Mountain Bike Series and it was held in Sticky Forest. I returned many times of the following years always taking time to ride in the park. In more recent years I found my self coming back more and more and one of the main reasons I did so was because I had fallen in love with the area and mainly a small block of trees on the edge of town where you get small glimpses of the lake and mountains. I moved to Wanaka at the beginning of 2014 and first lived at the bottom of Rata st, Every day after work I would spend an hour or three in the forest and made some good friends while doing so. I have represented NZ in mountain biking since the late 90s and rode and raced all throughout NZ and the world in this time, In my view Sticky forrest is as good as any other riding location I have been to around the world! The tracks in the forest cater for all levels of riding from beginner all the way to the best riders in the world. Just the day before world famous mountain biker Kelly McGarry passed away last year he had come over from Queenstown to ride in Sticky forest! Every time I take friends from out of town riding in Sticky forest I make sure I take them to a couple of my favourite spots that look over the lake and it simply takes their breath away! I work in the construction industry and as there is a vast area of land surrounding Wanaka and multiple developments going ahead it just shows that you don't need to sell off all the little gems around the town to keep the people coming and wanting to build here. We are not like a lot of other towns or cities where we have already run out of land in our area, And even then most of those towns/cities still keep recreation areas for people to exercise and enjoy the out doors. Lets face it are you willing to make a quick buck by allowing a handful of shoe box "holiday houses" to be slapped up and have thousands of people miss out on experiencing this amazing place and falling in love with the area as I did.

NYBERG, RON

Wakatipu

TRAFFIC ISSUES

The council has been dragging its feet on this issue. With the growth we are having we are 5 years behind where we should be. The congestion at the Frankton roundabout needs to be fixed quickly. So we can have a smoother traffic flow

COUNCIL ONE-STOP SHOP

As is stated the council needs a new building to bring it all inhouse. Then the cost should come from the sale of council land not the rate payers pocket. Why the need to spend money on investigation?

RATES, FEES & CHARGES

No do not reduce the rates for residential flats as all you are doing is increasing the cost for other rate payers. Because you charge cheaper rates for flats just increases the money going into landlords pockets. Look at Shotover country when it sold its first houses they were about \$500.00 now less than 2 years later they are selling for \$750.00 +. Developers can build flats at the moment and have a good return on the investment.

UNDERGROUNDING POWERLINES

No As a rate payer I do not want to pay for this. In ten years time all of Ladies Mile will have houses along it and Delta will have moved them underground at their cost. Stop wasting hard working rate payers money.

LAGAROSIPHON

Yes this is a good idea

FURTHER COMMENTS

Why does Lake Hayes estate and Shotover country have such a large increase in rates compared to the rest of Queenstown?

O'CONNOR, SUE

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Definitely save these trees even if it costs

LAGAROSIPHON

FURTHER COMMENTS

O'DONAHOO, KAREN

Wakatipu

TRAFFIC ISSUES

The new Kawarau Bridge seems short sighted, and does not do anything to address the major traffic issues caused by the Frankton BP Roundabout. I hope future traffic planning is more long sighted and strategic.

COUNCIL ONE-STOP SHOP

Agree

RATES, FEES & CHARGES

Agree with rate reduction for residential flats to encourage more residential flats to be made available to the market, thus addressing supply / demand issue. Disagree with item 2. Forcing farmers off the land in favour of development will change the face and beauty of Queenstown and surrounds.

UNDERGROUNDING POWERLINES

Strongly agree on proposal to save trees on Ladies Mile. Happy to contribute to funding.

LAGAROSIPHON

Agree

FURTHER COMMENTS

O'GRADY, FERGHIL

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

To whom it may concern, I am writing this mail in regard the possibility i hear of losing one of the greatest areas wanaka has to offer for me and many of my friends and neighbors which is STICKY FORREST. As a ken mountain biker , runner and a lover of the outdoors i find it hard to believe that losing a recreational area like sticky would be a huge loss to everyone here in this town and the thousands of visitors it attracts every year, not to mention the generations after us !!!! SAVE STICKY FORREST!!!! Ferghil james O'Grady

OLDHAM, KYE

Wanaka/Upper Clutha

TRAFFIC ISSUES

Do it

COUNCIL ONE-STOP SHOP

Seems look an ok thing to do

RATES, FEES & CHARGES

So not increase the rates as farmers struggle already as it is

UNDERGROUNDING POWERLINES

Leave them how they are spend money on tourist attractions like bike parks

LAGAROSIPHON

Yes

FURTHER COMMENTS

Do not make the land from rural to residential there are mountain bike tracks which we love and use. The tracks are also a major tourist attraction as people fly in to do them!

OLIVER, CRAIG

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Do not even think of destroying Sticky forest the value to Wanaka and the local bike riders and community is in valuable

O'LOUGHLIN, TRACEY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The terrain and its views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is an activity which is growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people as it is so close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

ORPIN, PETER

Wakatipu

TRAFFIC ISSUES

Agreed - traffic is becoming a major problem, particularly in the CBD and in the main arterial roads

COUNCIL ONE-STOP SHOP

Agreed - QLDC and ratepayers will benefit with everyone under one roof. A properly designed and constructed building will minimise occupancy costs (like heating).

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Agreed - even though the trees are on private land they are a significant contribution to the general landscape. That Delta even suggest that their power lines should take priority is wrong. If the ratepayers needs to stump up to rectify the issue, so be it. But Delta must not consider this as a precedent. Ratepayers should not be expected to foot even part of the bill if future such issues arise.

LAGAROSIPHON

Agreed

FURTHER COMMENTS

PAKIPAKI, DARIN

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

Council, once again seem to be taken the wrong approach to dog control with registration fees increases. Again targeting the general abiding, good dog owners (which is the vast majority) because its easy and a revenue gathering clause that suits your purpose to fill your coffers. We should not be paying for your computer and software upgrades, bonuses and salary increases. Council spouts on about user pays, so how about practicing what you preach. If dog control actions costs are increasing - increase those fines and accountability of the 10% who do not look after there pets, not the 90% who do nothing wrong, and receive very little for their annual registrations. Claiming incidents are increasing, is just a relative result of the population increasing, not the percentage of good dog owners & pets going bad. How come we never see council reduce the fees, as the number of registrations increase - theoretically reducing the costs per owner required. Start thinking logically, an practically, something the bureaucratic system seems to struggle with for eternity. Remember you are elected in place to try and reduce costs - not create more.

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

PATEL, ELIZABETH

Wakatipu

TRAFFIC ISSUES

The sooner the better. Everyone knows the problems...BP roundabout. Two lanes converging to one at 5 Mile Roundabout. Road needs widening at Frankton bus stop to make two lanes. Drivers take theirs and others lives in their hands every time we drive around downtown or out of the BP petrol station. Everyday people are suffering near misses with pedestrians and other cars. We live in an amazing place with an enviable lifestyle. However, over the last year the traffic situation has detracted from the quality of life here. Whatever happened to the alternative route into town via Melbourne St/Henry St. Since 2002 I've completed at least two surveys on this only for it to be 'put on the back burner' time after time. Waste of resources springs to mind.

COUNCIL ONE-STOP SHOP

\$250,000 to um and ah over a 'one stop shop'. Didn't council already survey the ratepayers our opinion on this a couple of years ago? It was favoured then and it leaves a sour taste now. Could the library move and that space used for council offices? Maybe move out to Frankton Flats instead. What will happen to current council building? Or land proposed for new council building. Sell up and move to Frankton, it doesn't need to be in town.

RATES, FEES & CHARGES

More policing of people renting out property for holiday homes. Increase their rates. Tax the tourists coming in, tax on flights in, coaches, mobile home rentals. Affordable housing is a misnomer. Unless part of the housing trust and their good work. There will always be someone willing to pay over the odds for property (Shotover Country is a case in point).

UNDERGROUNDING POWERLINES

Why can't the trees continue to be trimmed? Half a million on trees is crazy, 'iconic' they may be.

LAGAROSIPHON

Important issue. If it takes more money, spend it.

FURTHER COMMENTS

Dog registration. Bigger fines for dogs that are impounded or found roaming. Increased registration fees for dogs that are not desexed. Don't punish all dog owners because of the few who don't care for their dogs responsibly. I know that dogs are public enemy number one but the majority of dog owners are earnest, responsible, loving people who try very hard not to offend the haters. Would be helpful for the council to support dog owners and not increase

ostracisation and public fear of dogs. We need to have more bins in the gardens to dispose of poo or at least bins that are not crammed full. Also the online map of where a dog can go be it on lead or off is incredibly confusing.

PATEL, NEKI

Wakatipu

TRAFFIC ISSUES

I think making it a priority is vital, late but a positive change - there still does not appear to be a long term plan ... The recent proposal re parks in town shows that the council listens but is still unaware of how the public feels - frustrated.

COUNCIL ONE-STOP SHOP

I think this needed- but DOES NOT have to be in town - yet again quarter of a million seems an excessive amount! I am still trying to get over 300,000 dollars on a wall for ferg burger which still has not solved the issues! If you look at councils in the UK they are seldom in town -

RATES, FEES & CHARGES

I think rates are important - if they rise to help infrastructure then do so! It is still vexing that we have not chased every avenue to place a travel tax say 10 on flights or 2 dollars on coaches and 10 on rental cars so that this money can be used by this community - do we really chase all avenues to utilise the main users - tourists! Also air B and B - the elephant in the room - evidence shows in San Francisco where it is banned - has led to a rise in rents - that the council does not police this use via limitations and increase of rates for what is essentially a commercial entity - time to look at the big picture - I am sure landlords will take notice that their rental is being used as a revenue maker by lessors if their rates go up!!! Time to address

UNDERGROUNDING POWERLINES

I think a review of the cost of pruning trees - they are a great entrance because the airport road remains a free car park and eyesore never addressed! It is private land so maybe a mild sacrifice to keep some visual pride - which has deteriorated in the past few years

LAGAROSIPHON

Great - a little late but maybe Marty Black with his unique, as the only council or maritime clause, re the fines for waist life jackets on sup - which he has placed after announcing their use 10 months previous - can single handedly raise the money on his mission pre retirement! Crazy

FURTHER COMMENTS

The ten year plan is essentially flawed as it was based in main on a conference centre - which is a planners dream! I do like using site like the Carter site to provide worker accommodation. Maybe the council needs to address worker accommodation as in the past held by business/ hotels etc - encourage business rather than developers to produce

through incentives etc ... The need to address the effects of air B and B - increased rates etc Parking in town -maybe later ok against n at the rec ground ? Also returning the conference site to being a caravan site - so the tourist experience is better and maybe it might produce a revenue ... I realise It is a tough job and the growth has been huge but we have been slow to react -

PATERSON, JOY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

Dog control fees. The majority of dog owners would be minimal who ever have to require the dog control service, so should not be penalised by paying a higher fee. Instead the council should impose a higher fine to those that do use the service on a User pay basis to collect the revenue that either the council really requires (or wants?)

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Roading. Dublin Bay Rd Wanaka. There still remains 0.6km of gravel on this road requiring ottoman seal. Maybe the council could see to it that this sealing is completed and then the funds that would be generated by no longer sending a grader out to this area to grade such a ridiculously small piece of road, could be allocated to a better purpose. This road has regular traffic leading to a popular bay and needs regular maintainence so surely it would be a logical move.

PATERSON, JOY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

Dog control fees. No I do not agree that penalising all dog owners by increasing the fees is at all a fair decision. Most dog owners as you would have to agree never require the dog control service, whereas a lot of Ratepayers who do not own dogs would require the service to be rid of the dogs who are causing a problem on their property. The commonsense answer would be to impose a user pay fee those who require the dog control service. This would determine whether the service is worth the council's time, would prove to ratepayers that it is not a means of simply revenue collecting, and also would give a member of the public a chance to start a Dog control business in conjunction with the council on the suggested user pay/fine basis.

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

PATTERSON, GEOFF

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Saving the trees is the right thing to do. The suggested method of funding to save the trees is one way of many ways available to the council. I'd strongly recommend further negotiation with Delta take place, as I understand that Delta will not want to place one small section of lines underground just at the Walkers property. I also understand that Delta will want to future proof these 33 kV lines especially as the growth of the town heads out towards Arrowtown and Gibbston. Delta has a complex issue getting consent off land owners to bury lines but the people have spoken and some leadership by the council on this matter is now required. I recommend that interested parties should get together and sit around the table to help resolve this issue. The current system of trimming the trees is now past its use by date, the trees are too big to have a quarter segment removed. The trees look hideous after their prune. It is not satisfactory on many counts, aesthetically it is not pleasing, it is not good for the trees and it costs money for every prune. Time is of the essence as these trees need to be pruned not hacked for their future survival. Placing the cables underground will mean the trees will not need to be removed or pruned in the crude fashion that they receive now. My strongest recommendation is getting the interested parties to sit around the table and brainstorm this entire issue. Creative methods of funding to get the cables underground will be available. Assistance from the Government to help preserve the iconic look that we have with the trees should also be sort. Finally please take the necessary steps required in the Annual Plan to formally protect the 29 trees on the Walkers property by seeking a variation to the District Plan to include these trees in the Protected Trees Appendix 3.

LAGAROSIPHON

FURTHER COMMENTS

PAWSON, BEN

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I am making a submission regarding the proposed re-zoning of the forrest area in North Wanaka, commonly referred to locally as 'Sticky Forrest'. It is my strong belief that the Wanaka and wider Queenstown Lakes communities have more to gain by ensuring that Sticky Forrest retains its 'rural' classification or better yet is purchased by the QLDC and kept as a recreational reserve for future generations of locals and visitors alike to enjoy. Sticky Forrest is a world class recreational area utilised daily by a significant number of mountain bikers, runners and walkers of all ages and abilities. From personal experience - and I know I am not the only one to have this view, Sticky Forrest alone is a huge draw card for living in or visiting Wanaka and the wider Queenstown Lakes district. The loss of this area for the above mentioned mountain bikers, runners, walkers and other outdoor enthusiasts would be a huge blow for a district that prides and markets itself on it's outdoor image and ability to provide locations for outdoor pursuits that rate as some of the best worldwide. The effect that the loss of this area would also have on local businesses - a number of whom rely both directly and indirectly on those that use the forrest to generate proportions of their income, also cannot be understated. I urge the QLDC to seriously consider ensuring that 'Sticky Forrest' does not become an asset lost. Kind Regards.

PAYZE, TESSA

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

These trees are an iconic and valued natural resource. They need to be protected especially with all the recent and current development in the Queenstown area. They are key to showcasing our natural landscape to tourists and also just as importantly to locals. I support the QLDC proposal to allocate \$500,000 to pay half the cost of putting power lines underground, if Delta agrees to fund the same amount for the project. I would request the QLDC to allocate sufficient funds for the next trimming of the 29 Ladies Mile trees and that the 29 trees be protected under the QLDC's heritage protection scheme (by seeking a variation to the District Plan and include the trees in Appendix 3).

LAGAROSIPHON

Yes, this is an important issue and significantly concerning as an environmental threat.

FURTHER COMMENTS

PEARSON, STEPHEN

Wakatipu

TRAFFIC ISSUES

Yes I agree that's right. Having Queenstown stay attractive means having smooth flowing traffic - at the moment the town feels too congested for much of the time

COUNCIL ONE-STOP SHOP

If that makes the council more efficient then by all means go for it

RATES, FEES & CHARGES

Sounds fair

UNDERGROUNDING POWERLINES

100% agree this is the right thing to do. The trees are great and powerlines wreck the look of the natural landscape

LAGAROSIPHON

yes agree

FURTHER COMMENTS

I agree about moving the Wanaka pool forward quicker

PEDDLE, DOUG

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re. Re-zoning from rural to residential status for the area in wanaka known as 'sticky forest', please DONT DO THIS! Why? This area provides a unique place for locals to enjoy the outdoor lifestyle for which wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thank you.

PENNYCUICK, MATT

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Please reconsider the plan to re zone Sticky Forrest to residential. I holiday every year to Wanaka to ride sticky Forrest and it would seriously impact my likelihood of continuing the tradition, in the same way banning fishing would to those who fished. Sticky Forrest is one of the key attractions to Wanaka for so many people and would be to its detriment if it were to be turned into houses. The idea is very short sighted.

PENROSE, LAURINDA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

I don't think it is right to increase fees for all dog owners. If there are specific breeds of dogs that are causing problems, fees could be increase for them (or if it is dogs that are not spayed/neutered that are causing issues then perhaps the fees for them should be increased.) Alternatively, fees charged for dogs who are impounded could be increased.

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky forest should be protected from development and arrangements should be made to ensure ongoing access for the public. It is a key part of Wanaka both in terms of tourism and lifestyle. We need to protect the forest now so it can be enjoyed by all in the future.

PERCHIK, BEN

Wakatipu

TRAFFIC ISSUES

Yes - it's the right thing to do.

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Yes, correct thing to do. Underground power lines would be worth the cost for aesthetics, reliability and ecological reasons. The specific trees in question are at an entrance to Queenstown and provide an important first impression. The increasing frequency of severe weather will take a future toll on above ground utilities. And lastly, underground utilities are safer for birds (electrical shock) and trees. [Furthermore, I would urge all future utility development be placed underground where possible. A sky full of wires creates a slum look and contributes to urban decay.]

LAGAROSIPHON

Yes, the correct thing to do. Plan for the future and prevent the spread of invasives as quickly as possible. Not treating the problem quickly will make the problem vastly more difficult (and expensive) to treat in the future.

FURTHER COMMENTS

PETERS, BRIAR

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

No restrict development of farming/forestry areas

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Keep Sticky Forest!!!!

PICK, BARRY

Wakatipu

TRAFFIC ISSUES

Yes, we definitely need to find solutions to current transport issues and to better plan to avoid the problem compounding over coming years. I am keen to see long term solutions rather than just a quick plaster fix.

COUNCIL ONE-STOP SHOP

Yes, stop inefficiencies as soon as efficiently possible!

RATES, FEES & CHARGES

As a family man I think the cost of using the pool in Qtn is already unreasonable compared to other facilities I've visited in NZ so not sure why an increase is needed. Regarding the other charges I am certainly a fan of user pays so if the costs are outweighing the revenue then sure it seems reasonable to increase charges for them. Can't seem to find why bylaw enforcement and alcohol licensing charges are not also increasing, on the same principal, would happily support rises there too. Definitely keen to see any loop holes closed up to speed up the introduction of more accommodation on suitably zoned land. Would far rather see land designated for housing used rather than opening up more scenic/rural land. Not sure reducing the rates charged is a real way to get more flats onto the market. I imagine a reduction in developer contributions would encourage more multiple dwellings to be built on land that otherwise might only have had a single residence built.

UNDERGROUNDING POWERLINES

Very happy to see that the trees were saved. Not sure that the \$500k is realistic. Who's come up with number and for how many years are ratepayers being asked to pay the extra amount?

LAGAROSIPHON

Sounds good.

FURTHER COMMENTS

I realise its neigh on impossible to include everything in a document but I found it hard to find enough background info to make an informed decision on some of these points. Would have been nice to have been given a few alternative solutions rather than just the one being promoted to consider.

POLLOCK, BRIGID

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

I support Council contribution of \$500,000 privileged Delta do the same Council should also provide for the next trimming of the trees The Council should seek protection for the trees under the Heritage Protection Scheme

LAGAROSIPHON

I support this action

FURTHER COMMENTS

PORTE, DANIEL

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

"Sticky Forest is to me and many others an extremely important, much loved and much used recreational area in Wanaka. It provides one of the only mixed use (bikers, runners, walkers and dog walkers) areas with any sort of elevation within the local area. For all these uses it is also one of the only forested areas within such close proximity to town. Sticky has always been (and hopefully will continue to be) a big attraction for those visiting Wanaka with a unique and excellent trail network. This network has always been regularly maintained and cared for by local volunteers. I am very concerned about plans to re-zone this area from rural to residential. If we are talking re-zoning I strongly feel that it should become a recreational reserve. As Wanaka continues to grow, protecting areas like this is essential. As the population grows we will need more recreational space, not less. Spaces like this are what add, in a huge way, to the appeal of Wanaka. Wanaka has been branded as "Lake Wanaka - Lifestyle Reserve" after all. Please consider what will happen to Sticky Forest carefully - it is irreplaceable."

PRATT, DEAN

Wakatipu

TRAFFIC ISSUES

Should get Glenda link open ASAP threw to remarks park as this will ease pressure on BP round about

COUNCIL ONE-STOP SHOP

Seems a lot of money for no action, do you really need an investigation? Most people realise that combining all sites into one would be more cost effective

RATES, FEES & CHARGES

I think reduced rates is not the answer to affordable housing as a lot of properties are being brought up by investors, this would only encourage them to target that end of the market harder to yield a higher gain. Any rate decrease would need to be means tested on a case by case basis.

UNDERGROUNDING POWERLINES

I would rather plant thousands of native trees for that kind of money, if the land owner can't be bothered sorting them out why should we???

LAGAROSIPHON

Definitely

FURTHER COMMENTS

PRATT, ANGELA

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I am a resident of Christchurch but have regularly been coming to Wanaka for 20+ years for holidays and every trip involves riding regularly at Sticky Forest. This is a key asset to the town and its retention as a recreational reserve is in my view an essential consideration that should be made by QLDC as part of their Annual Planning process. I would therefore like to see QLDC make provisions to secure the ongoing access to Sticky Forest by either purchasing or leasing this land and creating a recreational reserve to prevent development for future generations to come.

PREBBLE, LYNDEN

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Subject: Speed bumps Nairn st Arrowtown I am writing to ask if council would consider speed bumps and a lower speed limit along the part of Nairn st., Arrowtown that boundaries Wilcox Green. Currently there is a lot of thru traffic that could travel via Ford street. Wilcox green is very popular with tourists virtually all of who access it by foot mainly along the street. There are also large numbers of cyclists, horse riders and pedestrians who access the river area via Wilcox green. Regards Lynden Prebble

PREDDEY, DR GEORGE

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Other: Detailed submission on the Emissions Trading Scheme review consultation (please see full submission for details)

31 March 2016

Emissions Trading Scheme Review Consultation

QLDC
11 APR 2016
QUEENSTOWN

To Ministry for the Environment Officials managing the National Government's ETS Review

Copied to 121 x Members of the New Zealand Parliament
74 x Chairs / Mayors of Regional / City / District Councils and their Councillors
20 Chairs of District Health Boards
ca 100 x selected media, business, medical, scientific, and environmental organisations and individuals

From name: Dr George Preddey (kindly refer endnote [46] for my credentials)
postal address: [REDACTED] New Zealand
telephone: [REDACTED]
email: [REDACTED] (a digital version of this submission is available on request to this email address)



fig[a]



fig [b]



fig [c]

My response to the summary of Consultation questions (refer pp28-30 of Consultation document)

- Q1: (do I agree with drivers for the review). Answer: no.
- Q2: (other factors the Government should consider in the ETS review). Answer: whether to scrap the ETS altogether.
- Q3-8: (moving to and managing costs of full surrender obligations). Answer: not relevant.
- Q9, 10: (business planning). Answer: not applicable since I'm no longer in paid employment.
- Q11-25: (other issues). Answer: not relevant.
- Q26: (barriers/market failures to the uptake of low emissions technology). Answer: current ETS is a barrier/market failure.
- Q27: (role for the Government in addressing these barriers/market failures). Answer: scrap the ETS altogether.

Gravity waves, anthropogenic global overheating (AGO), and a mental disorder (AGO denial)

[1] About a billion years ago a colossal storm raged as two huge black holes collided and merged, sending a ripple through space time itself. That ripple entered the Milky Way galaxy 40,000 years ago just as modern humans were beginning to expand across planet Earth. On 14 September 2015 it finally arrived at Earth and was detected as a "chirp" by humanity's most powerful detector, the Laser Interferometer Gravitational-Wave Observatory (LIGO) at two separated US sites in Louisiana and Washington. The detection is serendipitous because it occurred 100 years after physicist Albert Einstein published his General Theory of Relativity and marks the birth of gravitational astronomy by observational proof of Einstein's theories and the physical reality of black holes.

[2] AGO was first predicted 120 years ago by the Swedish physicist S A Arrhenius who postulated in 1896 that CO₂ emissions from burning fossil fuels would cause global warming (see endnote [1]). Compelling observational proof of Arrhenius' conjecture has been provided by a multitude of peer-reviewed scientific papers since then including the Fifth Assessment Report (AR5) of the International Panel on Climate Change (IPCC) (see endnote [2] for a summary of AR5 for political and business leaders).

[3] It has become increasingly evident that a common **mental disorder, AGO denial**, has become endemic during the National Government's last two terms in office (fig [d] below), demonstrated by a growing divergence between historical/projected gross emissions (blue line in fig [e] below) and the path to meet election promises and international expectations (red line in fig [e] below).



fig [d] National Party ministers in deep discuss about their response to anthropogenic global overheating (source: see endnote [3])

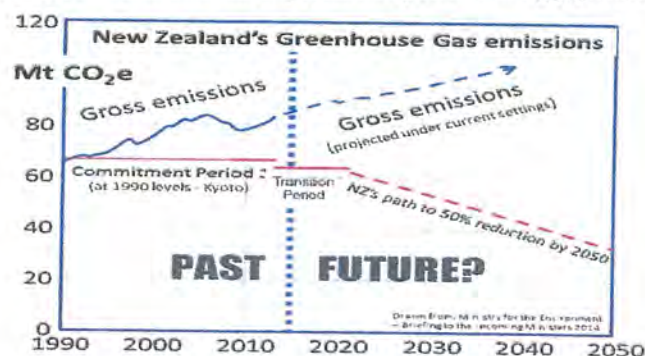


fig [e] Divergence between actual/projected gross emissions and required path to meet electoral promises and international obligations (source: see endnote [4])

[4] A **mental disorder** is any behavioral pattern that causes either suffering or a poor ability to function in ordinary life. The most widely accepted system that classifies mental disorders is the Diagnostic and Statistical Manual of Mental Disorders (DSM-5) (see endnote [5]) produced by slightly demented members of the American Psychiatric Association (APA). DSM-5 lists standardised diagnostic criteria and includes **AGO denial** that has caused immense suffering for the one million children in Africa currently starving to death (largely unnoticed) during an unprecedented drought and extreme El Niño event driven by AGO, and for: [i] polar bears (fig [a]); [ii] the residents of Kiribati who face inundation by rising sea levels not of their making (fig [b]), and [iii] Aylan Kurdi whose lifeless body (fig [c]) washed up on a Turkish beach (moving the entire world via social media) (see figures, p1).

[5] Kurdi's tragic fate was a consequence of extreme weather events attributed by scientists to AGO (see endnote [6]). A record extreme drought in Syria in 2011 causing forced mass internal migration out of rural areas lead to a surfeit of young, unemployed men in cities. It fomented a deadly war between extremist groups (Bashar al-Assad, Islamic State, and other Islamic religious fundamentalists) that the entire world is now increasingly embroiled in, for example by the current refugee influxes into Europe.

Key scientific warnings about future anthropogenic global overheating (AGO)

[6] Total anthropogenic carbon emissions continued to increase between 1970 and 2010 with larger absolute decadal increases toward the end of this period. Despite a growing number of climate change mitigation policies, annual carbon emissions grew on average by 2.2 % per year from 2000 to 2010 compared with 1.3 % per year from 1970 to 2000. Annual anthropogenic greenhouse gas emissions were the highest in human history from 2000 to 2010. Fossil fuel combustion and industrial processes contributed about 78 % of the total carbon emission increases between 1970 and 2010 (see endnote [2]).

[7] Globally, economic and population growth continue to be the most important drivers of increases in CO₂ emissions from fossil fuel combustion. The contribution of population growth between 2000 and 2010 remained roughly identical to the previous three decades, while the contribution of economic growth has risen sharply. Between 2000 and 2010, both drivers outpaced emission reductions from improvements in energy efficiency. Without additional efforts to reduce carbon emissions beyond those currently in place, emissions growth is expected to persist driven by growth in global population and economic activities, and result in **global mean surface temperature increases in 2100 of between 3.7 °C and 4.8 °C** compared with pre-industrial levels (see endnote [2]).

[8] Official UK Met Office, NASA, and NOAA data all confirm record global temperatures for **2015 as the hottest year on record** since systematic reporting began in 1850. The UK Met Office forecast for 2016 predicts a global average temperature increase of 1.14°C above pre-industrial levels, exceeding the record set in 2015, which itself exceeded a new record set in 2014 (see endnote [7]). These alarming forecasts came just five days after 195 nations had agreed to an historic deal to fight global warming at the UN summit in Paris by limiting the world's temperature rise to 2°C with a stated "ambition" to restrict the rise to 1.5°C.

[9] **Anthropogenic carbon emissions have locked in long-term sea-level rise** that poses profound challenges to coastal communities. Analyses based on previously published relationships linking AGO and sea level rise indicate that unabated carbon emissions up to the year 2100 will commit an eventual global sea-level rise of 4.3–9.9 m (see endnote [8]). According to the latest AR5 report (see endnote [2]), over the next 2000 years humanity faces a rise of **about 2.3 metres for each sustained 1°C increase** in global temperature. However the AR5 report published in 2013 is not the whole story. Peer-reviewed publications in 2015 reported that two massive glaciers in West Antarctica have already passed tipping points, inevitably adding another 1.2m to sea level rise. Expansion of warming oceans will add another 0.8m and retreating glaciers another 0.4m; i.e. **an additional 2.4m**.

[10] These estimates are conservative since they don't consider the melting of East Antarctica's and Greenland's icecaps. Radar soundings of Totten glacier draining East Antarctica's Aurora basin reveal a trough under the ice that will eventually let warm sea water in to flood the basin and trigger enough melting to raise sea level by 5.1m (see endnote [9]). A similar threat exists in East Antarctica's Wilkes basin where, once a small amount of ice on its margin is lost, it will disintegrate and release enough ice to raise sea level by 3.5m (see endnote [10]). During the Pliocene era 4 million years ago when the planet was 2–3°C warmer at times, sea level was 20m higher than today's. Researchers attribute much of this rise to ice melting in the Aurora and Wilkes basins.

[11] Support for these results came from an improved ice sheet model in 2016 that, for the first time, included dynamic processes such as cliff collapse resulting from ice sheets being undercut by warming waters (see endnote [11]). AGO could lead to past Pliocene levels of warming as early as the middle of this century unless emissions are not substantially cut very soon. In the improved model, the **West Antarctic ice sheet collapsed in a few decades** in response to this level of warming. However if the model has omitted other significant melting processes, its predicted short timeframes may not be the worst possible outcome. Similar research suggests that Greenland's icecap is also approaching a point of no return, potentially adding an additional 6m to sea level rise, probably over thousands of years since Greenland's ice mostly rests on land above sea level (see endnote [12]).

A comparison of science with religion

[12] The principal goals of Enlightenment thinkers were liberty, progress, reason, tolerance, and ending the abuses of the church and state. The **scientific method** as practised by scientists since the Enlightenment involves individual scientists or groups proposing a disprovable scientific conjecture as Arrhenius did in 1896. If a conjecture could not be disproven by peer review – i.e. other scientists agreed that the conjecture is strongly supported by evidence including reproducible observations, supporting

theories, and successful predictions - it eventually becomes accepted as **scientific fact**.

[13] AGO is now accepted by almost all reputable scientists as scientific fact. According to the US Secretary of State John Kerry (2014) (see endnote [13]) *“the science of climate change is ... compelling us to act ... let there be no doubt in anybody's mind ... everyone and every country must take responsibility for human-induced climate change and act immediately ... the science is unequivocal”*. Notwithstanding Kerry's candour, “climate change” and “global warming” are euphemisms often used by fossil energy companies and their political acolytes for “anthropogenic global overheating” (AGO) to conceal their pariah activities (the genocidal pursuit of short-term profits by many companies; the avoidance of tough decisions required by politicians to stop AGO).

[14] By contrast, the world's religions are not supported by evidence including reproducible observations, supporting theories, and successful predictions, and so cannot be accepted as factual in the way that peer-reviewed science conclusions can. Religions commonly invoke the existence of supernatural deities (Jehovah, Buddha, A*****, ...) and their prophets (Jesus, M*****, ...).

Neoliberal free market economics

[15] In many respects, **neoliberal free market economics has more of the attributes of a religion than a science**. Adam Smith recognised that a truly free market is a myth. Free trade in child labour, plutonium, or heroin would be unacceptable to most people. All markets are not only constructed and regulated but are also constantly manipulated. Behind the faith in a (mythical) free market is an ideology that the so-called “invisible hand” will optimally match supply and demand. No politician or economist has yet been able to explain its workings (see endnote [14]). In the aftermath of the greatest economic calamity in 80 years, two central components of the so-called “dismal science” (macroeconomics, financial economics) are now being closely re-examined. According to *The Economist* (see endnote [15]), macro and financial mainstream economists helped cause the calamity, failed to predict it, have no idea or cannot agree on how to fix it, and are now perceived as having been at best completely useless over the past 30 years and at worst positively harmful, which is patently absurd.

[16] Almost without exception, neoliberal free market economists since Adam Smith have believed that, despite evidence to the contrary, the free market is in a state of equilibrium by naturally balancing supply and demand, a belief contradicted by a continuing sequence of economic crises including global depressions and market crashes. There is compelling evidence that **the neoliberal free market theory of trickle down simply doesn't work**. The richest 85 people in the world now have as much wealth as the poorest half (3.5 billion), and concentration of wealth is increasingly rampant. Undeterred, governments measure their “economic success” by aggregated GDP data, failing to take into account wealth distribution, educational achievement, innovation, or even the welfare and health of the population they claim to represent, which is also patently absurd (see endnote [16]).

[17] **The most bizarre feature of neoliberal free market economics is an irrational belief in sustainable economic growth**. Most economists and politicians promote “sustainable economic growth” as their fundamental economic objective. In 1972, researchers at the Massachusetts Institute of Technology studying computer simulations of a future Earth published **Limits to Growth** (LtG) (see endnote [17]). The researchers' various simulations took into account accelerating industrialisation, rapid population growth, widespread malnutrition, resource depletion, and a deteriorating environment. Their BAU (“business-as-usual”) simulation predicted overshoot and collapse in the global economy, environment and population beginning around 2015-2030.

[18] LtG's central point, strongly criticised by mainstream economists and politicians but self-evident to this retired physicist, is that the pursuit of any form of growth within a closed (finite) system is unsustainable including economic growth within Earth's closed biosphere, and will inevitably lead to “overshoot and collapse”. Subsequent research by other researchers has shown that LtG's business-as-usual scenario projections (1972) have accurately tracked 40 years of real data collected subsequently by reputable international agencies including the United Nations, UNESCO, FAO, NOAA, and CIRSO (see endnote [18]).

[19] According to LtG's 1972 business-as-usual simulation, growing populations and demands for material wealth lead to increases in industrial output, resource use, and pollution. As diminishing resources become more expensive, capital is increasingly diverted to resource extraction. Consequently, industrial output per capita starts to fall from about 2015. As pollution increases and industrial inputs into agriculture decrease, food production per capita also begins to fall. Overstretched governments respond by cutting or privatising health and education services leading to increasing death rates from about 2020. In the real world, the pursuit of material wealth contributed to unsustainable levels of debt, to the global economic calamity of 2007-08, and to social and economic malaise – harbingers of the consequences of limits to growth that are increasingly evident today. It is not difficult to imagine that conflicts arising from forced migrations and economic collapse driven by AGO will make the planet ungovernable, threatening the very fabric of civilisation. Pre-eminent climate scientist James Hansen argues “the future is bleaker than we thought” (see endnote [19]).

The folly of applying neoliberal free market economics (religion) to mitigate AGO (scientific fact)

[20] The **Stern Review on the Economics of Climate Change** is a 700-page report released for the British government on 30 October 2006 by pre-eminent economist Lord Nicholas Stern, chair of the Grantham Research Institute on Climate Change and the Environment (London School of Economics (LSE)) and also chair of the Centre for Climate Change Economics and Policy (CCCEP) at Leeds University and LSE. The report considered the effect of climate change on the world economy, and is significant as being the largest and most widely known and discussed report of its kind.

[21] The Review concluded that **AGO (climate change) is the greatest and widest-ranging market failure in human history**, presenting a unique challenge for neoliberal free market economics. AGO exposes a fundamental failure of markets: those who damage others by emitting greenhouse gases generally do not pay for their emissions: i.e. carbon emissions are essentially regarded as a “free good” (see endnote [20]).

[22] The neoliberal free market approach to addressing AGO has been to create emissions trading schemes (ETS) that depend on allocating a market price to carbon emissions, and either giving, auctioning, or selling carbon emission permits to industry sectors responsible for carbon emissions. However the evidence for the ineffectiveness of current emissions trading schemes is compelling, both in New Zealand and in other countries.

[23] The New Zealand Emissions Trading Scheme (NZ ETS) is (quote) **“the Government’s principal policy response to climate change**. It supports global efforts to reduce greenhouse gas emissions while maintaining economic productivity (?). The NZ ETS puts a price (?) on greenhouse gas emissions, providing an incentive (?) for people to reduce emissions and plant forests to absorb carbon dioxide. Certain sectors (?) are required to acquire and surrender emission units to account for their direct greenhouse gas emissions or the emissions associated with their products. An emission unit represents one metric tonne of carbon dioxide or the equivalent of any other greenhouse gas (carbon dioxide equivalent). There are lots of unit types (?) and a variety of emission units (?) are traded (?) throughout the world” (unquote: reservations denoted by (?) are mine; see endnote [21] for citation).

[24] I acknowledge that the Emissions Trading Scheme (ETS) Review Consultation is an attempt by the Government to improve the NZ ETS but have concluded that it is so fundamentally flawed - as demonstrated by its outcomes - that it should be abandoned altogether, consistent with my responses to Q2 and Q27 in the summary of consultation questions (see page 1 of this submission).

What’s wrong with carbon emissions trading schemes?

[25] It is self-evident to this physicist that applying a market solution to the “greatest ... market failure ever seen” is unlikely to succeed despite the faith of neoliberal free market believers in it. Put succinctly, “emissions trading is unfair, it is unethical, and it just doesn't work” (see endnote [22]). Pre-eminent climate scientist James Hansen told a carbon trading conference in New York that carbon trading is “a path focussed on corporate greed”. It increases the cost of energy for the public, as utilities and industries purchase the right to pollute, with one hand adding it to fuel prices, while with the other hand taking back most of the permit revenues from the government. The costs and profits of the trading infrastructure are also added to the public's energy bill.

[26] The risks of emissions trading are exacerbated by the rise of truly transnational capital and a new global production and financial system into which all nations and much of humanity has become integrated. A world economy in which countries and regions were once linked to each other through trade and financial flows in an international market has been transformed into a global economy in which countries are linked through the trans-nationalisation of production, finance, and capital accumulation. No single nation-state can now remain insulated from the global economy nor prevent the penetration of the social, political, and cultural infrastructures of global capitalism. **This raises the spectre of 21st century fascism** (see endnote [23]).

[27] The basic mechanisms for carbon trading were outlined in the 1997 Kyoto Protocol, a climate agreement adopted by 192 countries. Currently there are more than 60 existing or planned carbon trading schemes worldwide. The World Bank valued emissions trading in 2012 as a \$176 billion industry **despite the imperative to reduce carbon emissions, not trade them**.

[28] With so much at stake, it was inevitable that carbon trading would attracted a new class of criminals. In the EU system, \$20 billion was lost to carbon fraud between the system’s launch in 2005 and 2011 (see endnote [24]). According to Interpol, possible carbon crimes include stealing and reselling credits, tax and securities fraud, transfer mispricing, money laundering, phishing, and identity theft. In 2014, prosecutors in Italy investigated a \$1.4 billion carbon trading scam that funded terrorist groups operating in the Middle East.

[29] However the worst crimes from an environmental perspective are sales of non-existent credits where polluters, commonly in the developed world, pay for carbon emission offsets generated elsewhere. George Monbiot compares carbon offsets to indulgences sold centuries ago by the Catholic Church i.e. cash for forgiveness. In 2007, the Vatican received a certificate declaring the Holy See to be the world’s first carbon-neutral sovereign state made possible by offsets promised by a reforestation project in Hungary. Not a single tree of the “Vatican Climate Forest” was ever planted (see endnote [25]). The inherent flaw in carbon trading lies in the difficulty of substantiating transactions that involve nothing palpable. Interpol identifies a risk that the carbon market can be exploited by a single significant vulnerability distinguishing it from other markets - the intangible nature of carbon emissions.

What’s wrong with the NZ ETS in particular?

[30] The NZ ETS is described as the Government’s principal policy response to climate change by “supporting global efforts to reduce greenhouse gas emissions while maintaining economic productivity”. **New Zealand risks achieving pariah status** in “supporting global efforts” when its indicative commitment of 11% reduction below 1990 levels by 2030 is compared with the commitments of the European Union to a 40% reduction (see endnote [26]), the United States to a 28% reduction, and China to a 20% reduction.

[31] Despite having an ETS, New Zealand's net emissions (including forestry offsets) **increased** by 111%, between 1990 and 2012, the 5th highest per capita increase among OECD countries. New Zealand has a non-binding unconditional target to reduce its net emissions to 50% of 1990 emissions by 2050 (see endnote [27]). During his successful election campaign in 2008, PM Key loudly promoted a 'Fifty by Fifty' slogan but has been conspicuously silent about this broken election promise since then.

[32] **Indeed under current policy settings, New Zealand's net emissions are officially projected to increase by 159% by 2030** relative to 1990 levels, rather than reduce by 11% required to meet its INDC target tabled at Paris (see fig [e], p1). I am old-fashioned enough to believe that politicians should be held accountable for broken election promises.

[33] Despite having an ETS, New Zealand has acquired a shameful international record on its response to climate change. For example **New Zealand's climate change protection policies rank fourth worst among 60+ countries** according to a reputable international Climate Change Performance Index (CCPI) (see endnote [28]). Arguably more relevant for this submission, **New Zealand's ETS ranks 25th of 26 countries** in a 2014 World Bank review of emissions trading schemes (see endnote [29]). Not many voters in the 2014 election were aware of that despite my best efforts (see endnote [30]).

[34] In my perception, political machinations have fatally flawed New Zealand's current ETS. Its reported objectives are "supporting global efforts to reduce greenhouse gas emissions while maintaining economic productivity". Any reduction in greenhouse gas emissions implicitly implies **quantified emission reduction targets**, for example specified as Mt CO₂-e (megatons of CO₂ emissions including other greenhouse gas emissions expressed as CO₂ equivalents). **Targets should be based on climate science** that can predict the implications of carbon emissions targets for future mean global temperature.

[35] There is no apparent link between New Zealand's carbon emissions targets and its ETS. The parameters of New Zealand's ETS and indeed its emissions targets implicit in its Intended Nationally Determined Contributions (INDCs) have been determined politically without reference to any supporting science. Two examples of this ad hoc political approach are outlined below:

[36] Firstly, New Zealand's ETS explicitly exempts agriculture that contributes 50% of this country's carbon emissions. The decision to exclude agriculture, including dairy emissions, is entirely political and is not supported by rational scientific argument. Accordingly it immediately ensures that **New Zealand's ETS is a half-baked scheme** that subsidising agriculture at a cost to the rest of the economy.

[37] Over the past two decades, **dairy production in New Zealand has intensified** requiring increased external inputs of fertiliser, feed, and water. Intensified dairying has massive impacts not paid for by dairy farmers. These "negative externalities" are left for the wider population to pay for, economically and environmentally. They are also counter-intuitive because the dairy industry itself relies on New Zealand's "clean green" image to maximise its returns. Recent peer reviewed research (see endnote [31]) shows that the total external costs of intensive dairying caused by nitrate contamination of drinking water, nutrient pollution to lakes, soil compaction, and greenhouse gas emissions exceeds total dairy export revenue i.e. on rational economic analysis the **costs of intensive dairying exceed its economic benefits**. Exempting dairying from the ETS exacerbates this massive market distortion.

[38] Secondly, prior to the summit meeting in Paris in December 2015 that decided the future of Earth's climate, countries were required to prepare their INDCs that indicate their proposed emissions reduction targets. The process followed by (then) Climate Minister Groser was to: [i] invite the public to make submissions on INCDs to take to Paris giving them just four weeks to respond; [ii] publish a pseudo-econometric consultation document that overestimated the costs of action and underestimated the much larger costs of inaction (see endnote [32]); and [iii] conduct rushed consultation meetings around the country at which no Ministers fronted.

[39] Dispensing with peer-reviewed scientific research, Minister Groser's discussion document provided a plethora of excuses for Government inaction: "why we should wait and see; action will cost New Zealanders dearly; much of our energy is renewable already; requiring farmers to pay for emissions will lead to global starvation; anything New Zealand does will make very little difference"; and - most execrable of all - "we are committed to doing our fair share and taking responsibility for our emissions". After receiving 17,000 submissions, mostly from "uninformed climate activists", the Minister predictably exercised his prerogative to ignore almost all of them including one from the Royal Society of New Zealand (RSNZ) that represented the consensus view of New Zealand's top climate scientists and was based on peer-reviewed science. In its submission, the RSNZ reasserted that the world must restrict global warming to 2°C to avoid droughts, temperature extremes and wildfires wreaking havoc. "Significant action must be taken as a matter of urgency", the RSNZ warned. Furthermore "as one of the globe's highest per-capita emitters of greenhouse gases, New Zealand has an opportunity to demonstrate leadership in reducing its emissions". The RSNZ recommended a target for New Zealand of 40% reduction in net emissions (below 1990 gross emission levels) by 2030, a target supported by most of the other submissions.

[40] Displaying not-uncharacteristic arrogance, Minister Groser tabled New Zealand's INDC for an emissions reduction target of merely 11% below 1990 levels with no scientific justification whatsoever, thus **confirming New Zealand's pariah status** in its response to AGO as reflected by its international rankings.

Evidence for fraudulent trading under the New Zealand ETS

[41] In late 2015, the Government released climate change reports on its obligations under Kyoto Protocol CP1 and also CP2 (to which New Zealand is no longer a party). It has been alleged (see endnote [33]) that these documents expose fraudulent trading that would further discredit New Zealand's already tarnished climate change policy (see endnote [28]).

[42] Under the Kyoto protocol, New Zealand has accepted a target of limiting its net average emissions over the 2008 - 2012 period to gross 1990 levels, that in practice meant a target of 309 million tons over five years. However New Zealand's emissions continued to actually increase by 20% over this period, but could be covered by forestry offsets reductions. By this means, New Zealand could meet its CP1 target fairly within the (broadly accepted) Kyoto rules. According to these rules, any surplus could be banked against targets for later commitment periods.

[43] However according to New Zealand's CP1 reporting, a substantial volume of actual emissions were paid for using international units. Most of these were ERU's under Kyoto's Joint Implementation mechanism, including: [i] 86 million tons from Ukraine where massive credits were found to be issued fraudulently as part of an international criminal scam; [ii] 16 million tons of Kyoto Certified Emissions Reductions (CERs) issued under the Clean Development Mechanism. CERs are also hugely problematic: about half of them were issued for the destruction of refrigerant gases manufactured solely to be destroyed to claim carbon credits. For this reason, CERs are no longer accepted and cannot be used in Kyoto's second commitment period CP2.

[44] But Kyoto CP1 Assigned Amount Units (AAUs) can be used. By paying for CP1 obligation with dubious and probably fraudulent credits, New Zealand acquired a surplus of 124 million tons of AAUs, equivalent to about two years' worth of real domestic carbon emissions. Predictably New Zealand is using this banked credit to meet its self-imposed CP2 target reductions.

[45] Summarising, New Zealand has allegedly bought fraudulent credit in CP1, laundered them into AAUs, and has effectively used these AAUs to meet this country's CP2 reduction targets. New Zealand will undoubtedly attempt to carry over that surplus, plus any other fraudulent credits it is able to launder, to meet its (self-imposed, not legally binding) INDC target of 11% by 2030 offered at Paris. In the interim, New Zealand's carbon emissions will continue to rise (see fig [e] on p1).

[46] As a scientist I find these allegations are not only credible but also deeply disturbing. If verified, then New Zealand's climate change policy is based on an outright scam which would speak volumes about the honesty and commitment to real change of this country's political and economic leaders who collectively are responding totally inadequately to anthropogenic global overheating.

A rational science-based approach to determining INDCs

[47] In my 17th submission to all MPs and other worthies on 20 May 2015 (Budget Day), I suggested alternative proposals for New Zealand's INDCs. These proposals dispensed with the pseudo-econometrics that characterised much of the discussion document and worked backwards from an essential goal of net carbon neutrality by 2070 as determined by peer-reviewed science. New Zealand's emissions are nominally 80Mt (CO₂-e) in 2015 (see endnote [34]). Achieving this goal requires a 100% reduction in net emissions over 55 years, or nominally a constant 1.82% reduction or 1.45 Mt (CO₂-e) reduction in emissions per year.

[48] Applying Ockham's razor (see endnote [35]) by assuming that the required decrease in net emissions is linear, New Zealand's INDC commitments would be 9% by 2020 (5 years hence), 27% by 2030 (15 years hence), and 64% by 2050 (35 years hence). Under my alternative proposals, New Zealand's commitment by 2030 (27%) would be marginally less ambitious than the European Union's commitment (40%) but would closely match the United States' commitment (28%), perhaps giving PM John Key some political comfort. Furthermore, my alternative proposals are evidence-based and consistent with IPCC and RSNZ conclusions.

What should replace the NZ ETS?

[49] In responding to Q27 (addressing barriers/market failures to the uptake of low emissions technology, see p1), I have argued that the Government should scrap the ETS altogether (refer paras [25] to [46]). In its place, I suggest that the Government should introduce: [i] a **science-based carbon budget** (refer paras [50] to [55] below); and [ii] a **carbon tax** (refer paras [56] to [65] below).

[i] A science-based carbon budget

[50] A United Nations Conference on Environment and Development (UNCED) in 1992, commonly referred to as the Rio Earth Summit, achieved agreement on a Climate Change Convention that eventually led to the Kyoto Protocol intended to limit anthropogenic global warming. The Kyoto protocol came into force in 2005. A common expectation, post-Rio, was that imposing a rising price on carbon through (for example) an emissions trading scheme would inevitably reduce carbon emissions and thereby reduce the threat of anthropogenic global overheating.

[51] Tragically the reality post-Kyoto has been that carbon prices have continued to fall whereas anthropogenic carbon emissions have continued to rise inexorably. An overwhelming consensus among climate scientists is that, despite a plethora of carbon emission trading schemes operating globally, there is already too much carbon in the atmosphere. Levels exceeded 400ppm (parts per million) CO₂-e for the first time in 2015 that can be compared with: [i] pre-industrial levels of ca 270ppm; and [ii] 350ppm considered by most scientists to be the upper "safe" level if catastrophic global overheating is to be averted.

[52] The concept of a global 'carbon budget' emerged about a decade ago when scientists began to calculate how much more oil, coal and gas could still safely be burned while restricting human-induced global warming (to date 0.8°C) to 2°C as agreed at Copenhagen in 2009. Robust climate science predicts further human-induced global warming of an additional 0.8°C even if human-induced carbon emissions ceased immediately. This additional increase is required to restore Earth's radiative equilibrium.

[53] New Zealand's excess emissions are currently not manifest as large bills because the National Government is offsetting growing excess fossil emissions by claiming credit for: [i] carbon sequestered in plantation forests; and [ii] probably fraudulent trading under the New Zealand ETS (refer paras [41]-[46] above). This situation will dramatically worsen when many trees are felled in the 2020s and forests revert from carbon sinks to carbon sources, causing excess emissions of 78-90Mt (see endnote [36]).

[54] **Carbon budgeting is essential to robust planning for serious emissions reductions** by putting emphasis on essential outcomes based on science rather than carbon pricing inputs based on economics. A carbon budget would detail expected carbon flows (sources and sinks) and practical actions to reduce or increase these flows as appropriate. It would set limits on total emissions and develop action plans for each sector of the economy. **Accounts would be expressed in Mt of (CO₂-e) carbon, not dollars nor carbon credits (largely intangible).** A Climate Commission has been proposed to run the carbon budgeting process by: [i] working with stakeholders to explore options, costs, and sector action plans; [ii] consider the impacts of pricing instruments and complementary regulation; and [iii] test combinations of these against the Government's financial constraints (see endnote [36]).

[55] If humanity eventually unites to halt catastrophic AGO (Paris 2016 was not that point), carbon reductions will necessarily be enforced through international trade sanctions. **Under current NZ ETS settings, gross emissions in 2030 will be just 0.4% lower** than if the Government had taken no action whatsoever (see endnote [37]). New Zealand risks severe penalties in the future by ignoring its ethical responsibility to act, shown by its shameful international record on responding to AGO (see endnotes [28], [29]).

[ii] A carbon tax

[56] According to Benjamin Franklin, **there are only two certainties in life: death and taxes** (see endnote [38]).

[57] The **Carbon Tracker Initiative** (see endnote [39]) is a team of London-based financial analysts and environmentalists that advises financial market investors on the risks that AGO poses for stock portfolios. Their award-winning analyses based on proprietary fossil-fuel databases showed that: in 2012: [i] only **565Gt** of emissions remained in a safe carbon budget for Earth's atmosphere; and [ii] there are **2,795Gt** of potential emissions in total proven fossil-energy reserves owned by fossil energy states and companies. Accordingly only 20% (565/2795) of known fossil-energy reserves can be burned safely; hence **80% are unburnable "stranded assets" that must be left in the ground to avert an AGO catastrophe.** The Carbon Tracker Initiative's 2011 analysis was substantially re-validated in 2013 by the **International Energy Agency (IEA)** which concluded that **69.1%** of proven fossil energy reserves must be left in the ground (see endnote [40]).

[58] AGO has been described as the greatest market failure in human history (refer para [21] above) and accordingly it is simply implausible that market solutions alone (such as emissions trading schemes) would fix it. It also seems highly implausible that fossil-energy companies and investors in them would willingly relinquish 80% of their fossil-energy resources market value (in monetary terms US\$21.6 trillion). It is also simply implausible that market forces alone could force them to do this. These numbers show that planet Earth has an enemy far more committed to action than governments or individuals: pariah fossil-energy companies and countries behaving recklessly over the survival of human civilisation. "Wrecking the planet is their business model - it's what they do" (see endnote [41]).

[59] What is desperately needed in place of ineffective emission trading schemes is carbon pricing applied across all fossil fuel sources by: [i] politically-regulated **increasing carbon taxes applied at points of extraction or emission**; and [ii] politically-imposed **resource use consent conditions** that enforce the phasing out of fossil energy extraction. Political interventions may be feasible in democracies like New Zealand where Governments are able to regulate (up-to-a-point) strong vested interest groups, but problematic in democracies like the United States where vested interest groups undoubtedly influence Government decisions by lobbying for political concessions. Big money talks (see endnote [42]).

[60] International agreements between countries on respective carbon tax rates will undoubtedly prove difficult, but not impossible once all countries recognise that the growing threat of climate catastrophe will not respect national borders. Recalcitrant nations could be dealt with through punitive import duties. New Zealand already risks severe penalties in the future by currently ignoring its ethical responsibility to act now on AGO (refer paras [53] - [55]).

[61] The basic concept are that: [i] a carbon tax is charged at points of extraction or importation of fossil energy and may be extended to carbon emissions generated by farming, deforestation etc; [ii] the tax is progressively increased; [iii] the tax revenue is returned to the general public equitably and in full. To maximize effectiveness, the level of carbon tax is regulated politically, based on scientific and economic assessments that balance the level of tax and rate of tax progression. Further details of how a carbon tax would operate are beyond the scope of this submission but are for example set out in Hansen (2009) (see endnote [43]).

[62] New Zealand's political and business leaders are uniquely placed to show desperately-needed, strong, credible international leadership in reducing carbon emissions. This country already has 70% electricity generation through renewable energy resources (hydro, geothermal, and wind). New Zealand has previously shown strong international leadership over the existential threat of global nuclear war triggered by superpower confrontation. Nuclear-Free New Zealand is now part of this country's psyche.

[63] There is also self-interest (i.e. economic) justification for strong, credible international leadership in reducing carbon emissions rather than being a pathetic "fast follower" (PM John Key's own words). New Zealand's principal exports currently depend heavily on its (tarnished) "100% Pure" brand. In a world facing increasing the harsh realities of AGO, strong, credible international leadership would undoubtedly benefit the New Zealand economy.

[64] Indisputable maths (the difference between 2,795Gt and 565Gt) and the dire warnings of climate scientists that 80% of proven fossil-energy reserves must be left in the ground demand that all proposed new energy initiatives must be curtailed immediately if this country is to demonstrate such leadership. “Fossil fuel industries do not have a future: if they do, then bluntly, we don’t ... Looking for more oil is like growing tobacco to fund hospitals” (see endnote [44]). What is it about these simple facts that Energy Minister Simon Bridges didn’t understand when he announced in 2015 a major expansion of offshore oil and gas prospecting?

[65] The Labour opposition’s position on offshore prospecting is at best ambivalent. Ironically a previous Labour Government showed commendable leadership in proposing a carbon tax, but was defeated by ridicule, for example by the uninformed National MP who drove his farm tractor up the steps of Parliaments to denounce Labour’s proposed “fart” tax (more correctly a “belch” tax).

My conclusions

[66] It is 120 years since the physicist Arrhenius postulated in 1896 that carbon emissions from burning fossil fuels would cause anthropogenic global overheating (AGO), and 100 years since the physicist Albert Einstein published his General Theory of Relativity. Compelling observational proof of Arrhenius’ conjecture has been provided by a multitude of peer-reviewed scientific papers including the IPCC’s AR5. In late 2015, gravity wave were detected from two black holes that had collided more than a billion years sending a ripple through space time itself and entered the Milky Way galaxy 40,000 years ago, just as modern humans were beginning to expand across planet Earth.. The detection of gravity waved marked the birth of gravitational astronomy and provided observational proof of Einstein’s theories and the physical reality of black holes.

[67] It is just 28 years since the physicist Stephen Hawking published *A brief history of time: from the big bang to black holes* (see endnote [45]). In the book’s Introduction, pre-eminent astronomer Carl Sagan notes that Hawking is attempting, as he explicitly stated, “to understand the mind of God”. Hawking’s conclusions are “a universe with no edge in space, no beginning or end in time, and nothing for a Creator to do.” These reflections raise significant questions for me including: [i] whether modern humans are alone in the universe (answer: unknown); and [ii] how modern humans should respond to the existential threat of AGO (answer: not yet decided). What is increasingly certain for me is that a wrong answer to question [ii] potentially renders question [i] unaskable.

[68] Influenced by Hawking’s analysis, I have concluded that the mitigation of AGO (a **scientific fact** that potentially presents an existential threat to human civilisation and perhaps to modern humans) should **NOT** be attempted by applying neoliberal free market economics (essentially a **religion**, refer pp 2-3) that is inherent in emissions trading schemes. My summary response to Q27 (role for the Government in addressing barriers/market failure to the uptake of low emissions technology, see p1) is that the **Government should scrap the ETS altogether (refer paras [25] to [46] above) and in its place introduce a science-based carbon budget (refer [50] to [55] above) and a carbon tax (refer paras [56] to [65] above).**

Endnotes

- [1] Arrhenius SA (1896). 'On the influence of carbonic acid (CO₂) in the air upon the temperature of the ground', *Philosophical Magazine*, (41): 237-76.
- [2] https://www.ipcc.ch/pdf/assessment-report/ar5/wg3/ipcc_wg3_ar5_summary-for-policymakers.pdf
- [3] <http://cementeclipses.com/Works/follow-the-leaders/> (sculpture by Isaac Cordal)
- [4] Post-election briefing for the Incoming Minister, Ministry for the Environment, 2014.
- [5] www.psychiatry.org/psychiatrists/practice/dsm/dsm-5
- [6] “Climate change as a conflict trigger”, *New Scientist*, 7 Mar 2015, p6.
- [7] <http://www.theguardian.com/environment/2016/jan/20/2015-smashes-record-for-hottest-year-final-figures-confirm>
- [8] <http://www.pnas.org/content/early/2015/10/07/1511186112>
- [9] *Nature Geoscience*, doi.org/27w (2015).
- [10] *Nature Climate Change*, doi.org/snz (2015).
- [11] *Earth and Planetary Science Letters*, doi.org/42m (2016).
- [12] *Nature Climate Change*, doi.org/kkw (2015).
- [13] John Kerry (2014) speaking to civic leaders and government officials in Jakarta on 16 Feb, 2014. The entire speech is available at: <http://www.state.gov/secretary/remarks/2014/02/221704.htm#UwEe-hfRKHU.twitter>
- [14] Ja Hoon Chang, 2010. *23 Things They Don't Tell You About Capitalism*. Penguin Books, 2010. ISBN 978-1-60819-166-6
- [15] *The Economist*, Editorial, 18 July 2009, p2.
- [16] <http://www.theguardian.com/commentisfree/2014/jan/20/trickle-down-economics-broken-promise-richest-85>
- [17] See Meadows DH, Meadows DL, Randers J, Behrens WW, 1972. ‘*The Limits to Growth*’, 205pp. ISBN 0-87663-165-0
- [18] In 2008 the Australian Commonwealth Scientific and Industrial Research Organisation (CSIRO) validated LtG’s analysis by showing that its business-as-usual simulation in 1972 accurately tracked actual outcomes up until 2008 i.e. 36 years later (see Graham Turner et al, CSIRO working paper ISSN 1834-3638), replicated in 2014 by researchers at the University of Melbourne. See http://sustainable.unimelb.edu.au/files/mssi/MSSI-ResearchPaper-4_Turner_2014.pdf; see also www.theguardian.com/commentisfree/2014/sep/02/limits-to-growth-was-right-new-research-shows-we-re-nearing-collapse
- [19] *New Scientist*, 23 July 2015. See also “Climate change as a conflict trigger”, endnote [6].

- [20] <http://www.theguardian.com/environment/2007/nov/29/climatechange.carbonemissions>
- [21] <http://www.mfe.govt.nz/climate-change/reducing-greenhouse-gas-emissions/nz-emissions-trading-scheme>
- [22] <http://www.theguardian.com/environment/2010/jan/12/james-hansen-carbon-emissions>
- [23] <http://www.globalresearch.ca/global-capitalism-and-the-global-police-state-crisis-of-humanity-and-the-specter-of-21st-century-fascism/5444340>
- [24] Marius-Cristian Frunza, *Fraud and Carbon Markets*, Routledge (2013), ISBN-13: 978-0415657013.
- [25] <http://foreignpolicy.com/2015/01/30/climate-change-hack-carbon-credit-black-dragon/>
- [26] <http://newsroom.unfccc.int/unfccc-newsroom/eu-submits-its-climate-action-plan/>
- [27] <http://silverlinings.com/new-zealands-journey-toward-a-low-emission-future-todays-climate-change-landscape>
- [28] Burck J (2014). *The Climate Change Performance Index: Results 2015*. See <http://germanwatch.org/en/download/10407.pdf>
- [29] <https://www.worldbank.org/en/news/feature/2014/05/28/state-trends-report-tracks-global-growth-carbon-pricing>
- [30] Immediately prior to the 2014 General Election I submitted a factual letter setting out New Zealand's international ranking on climate change protection policies and on emissions trading scheme to 25 of New Zealand's metropolitan and regional newspapers. It was published by just three of the regional newspapers, which was concerning.
- [31] Foote KJ, Joy MK, Death RG. *New Zealand dairy farming: milking our environment for all its worth*. Environmental Management, 22 April 2015. ISSN0364-152X, ISSN1432-1009. Springer US.
- [32] The costs of inaction were calculated by Treasury to be up to \$52 billion for New Zealand
- [33] norightturn.blogspot.com (Dec 17, 2015).
- [34] <http://www.mfe.govt.nz/publications> (estimated from latest available figure for 2012 of 77.0Mt CO₂-equivalent units)
- [35] Occam's razor is a problem-solving principle devised by William of Ockham (c. 1287–1347) that states that among competing hypotheses that predict equally well, the one with the fewest assumptions should be selected.
- [36] *Why carbon budgeting is key to serious progress*. A presentation to a Wise Response Strategy Workshop (27 Jan, 2016) by Simon Terry, Sustainability Council of New Zealand (www.sustainabilitynz.org).
- [37] *ibid*. I acknowledge Simon Terry's outstanding contribution to my discussion of carbon budgeting in this Submission 18.
- [38] <http://www.brainyquote.com/quotes/quotes/b/benjaminfr129817.html>
- [39] <http://www.carbontracker.org/carbonbubble>
- [40] *New Scientist*, 8 March 2014, pp8-9; *Redrawing the Climate-Energy Map*. IEA, 2013; *Technology Roadmap: Carbon Capture and Storage*. IEA, 2013.
- [41] Naomi Klein reported in McKibbin (2012). See also *Rolling Stone* (2 Aug 2012) at <http://www.rollingstone.com/politics/news/global-warnings-terrifying-new-math-20120719#ixzz21UvLKPiH>.
- [42] *Merchants of Doubt*, Erik M. Conway and Naomi Oreskes (June 2010). Publisher: Bloomsbury. OCLC: 461631066
- [43] Refer chapter 9 ('An honest effective path') of Hansen (2009). *Storms of My Grandchildren: the truth about the coming climate catastrophe and our last chance to save humanity*. Bloomsbury, New York, 303pp. (ISBN 978-1-60819-200-7).
- [44] Liz Springfield (2016) quoted in a *DomPost* letter.
- [45] Stephen Hawking (1988). *A Brief History of Time: From the Big Bang to Black Holes*. Bantam Dell Publishing Group. ISBN 978-0-553-10953-5.
- [46] Credentials: With a PhD in Physics (VUW, 1968), I am a retired 74yo upper atmospheric physicist (PEL / DSIR), futurist (CFF), tertiary teacher (VUW, CIT), disaster manager (MoCD), chief adviser (MoE), international education consultant (ADB, ILO, OECD, World Bank, UNESCO), and an environmental activist motivated by concern for my grandchildren. I am currently occupied in making (unpaid) submissions on **anthropogenic climate overheating** to MPs, Council mayors/chairs, and others. **My previous 17 submissions (65,662 words) are listed in Annexe A**. In my former life I have been: [i] a DSIR scientist with peer-reviewed publications during an era when collaborative public good science still existed in New Zealand; [ii] an environmental activist sued for US\$3.5m by a multinational company for claiming that one of its fine products was destroying Earth's vital ozone layer; [iii] a futurist sacked by PM Muldoon for publishing, under the auspices of the Commission for the Future (consequently disestablished), peer-reviewed publications on future contingencies including **anthropogenic climate overheating** (1981), global economic collapse, and the effects of a nuclear attack on New Zealand (1982); [iv] the author of *Nuclear Disaster: a new way of thinking down under*. (1985). Asia Pacific Books (ISBN 0908583117); [v] an education bureaucrat in the Ministry of Education as Chief Adviser Tertiary who facilitated the (then) Labour government's goal of putting more 'bums on seats' to increase tertiary participation rates (ACHIEVED); [vi] a tertiary education consultant working for international agencies (ILO, World Bank, UNESCO, ADB) in 25 countries; and: [vii] a grandparent of six who do not deserve the uncertain future they face. The Montreal protocol protecting Earth's vital ozone layer from the products of multinational companies (despite non-compliance by New Zealand's continuing use of methyl bromide as a fumigant), New Zealand's current post-ANZUS nuclear free status, and New Zealand's substantially improved tertiary participation rates affirm that my previous efforts have not been entirely unproductive. In my free time I have run 60 marathons for 11 age-category firsts and also a 2nd place at London, and a 4th place at New York and: [i] confirm that **writing submissions on anthropogenic climate overheating is more onerous than running marathons**; [ii] hope that readers will take this comparison into account when considering my Submission 18: ETS Review Consultation.

Annexe A: my 17 previous submissions on anthropogenic global overheating

Submission 1: (undated) 2009 <i>Global Economic Crisis: could it ameliorate the current mass extinction event and coming human cull?</i>	672 words
Submission 2: 28 September 2009 <i>Global Economic Crisis and Copenhagen: missed chances for averting a human catastrophe?</i>	4819 words
Submission 3: 15 February 2010 <i>Anthropogenic climate change: should IPCC be believed? (real action is needed now to avert future climate catastrophe.)</i>	5166 words
Submission 4: 31 March 2010 <i>Three contrasting responses to anthropogenic climate change: Hon Tim Groser (inadequate; Lord Rees et al (reticent); Solid Energy Ltd (expletive deleted).</i>	7473 words
Submission 5: 31 May 2011 <i>A Key letter, Brash physics, lignite mining, Fatih Birol, Lord Stern, the Bishop of Stafford, physics v flawed economics, flying PIGS, how NZ might save the planet, and crimes against humanity</i>	6465 words
Submission 6: (undated) August 2011 <i>World on the Edge: How to prevent environmental and economic collapse: Lester R Brown, Earth Policy Institute</i>	4461 words
Submission 7: 15 March 2012 <i>World3: Building a brighter hotter future.</i>	2300 words
Submission 8: 16 May 2012 <i>Game over for the climate.</i>	1384 words
Submission 9: 10 June 2012 <i>Discredited economic groupthink and a 10km-wide asteroid headed towards Earth.</i>	3174 words
Submission 10: 6 August 2012 <i>We shall require a substantially new way of thinking if mankind is to survive (a pariah industry).</i>	3350 words
Submission 11: (undated) 2012 <i>Submission on the Proposed Southland Regional Policy Statement 2012.</i>	1903 words
Submission 12: 4 September 2012 <i>Climate Change Response (Emission Trading and Other Matters) Amendment Bill 52-1 (201).</i>	1190 words
Submission 13: 20 October 2012 <i>A last –gasp deal saves world from financial/climate meltdown.</i>	1893 words
Submission 14: 15 April 2013 <i>Three Existential Threats: briefing note for your information: one mostly resolved, two unresolved/increasing).</i>	7028 words
Submission 15: 20 March 2014 <i>Science rules OK?</i>	6891 words
Submission 16: 24 August 2014 <i>A Key election promise.</i>	2794 words
Submission 17: 20 May 2015 <i>A tragicomedy: setting emissions targets in an absurd world.</i>	4699 words
	----- 65,662 words
Submission 18: 31 March 2016 (latest) <i>Emissions Trading Scheme Review Consultation.</i>	8080 words
	----- 73,742 words

PRESTON, ROS

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Yes, I think it's DEFINITELY the right thing to do.

LAGAROSIPHON

FURTHER COMMENTS

PRIMMER, NATHAN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re. Re-zoning from rural to residential status for the area in wanaka known as 'sticky forest', please DONT DO THIS! Why? This area provides a unique place for locals to enjoy the outdoor lifestyle for which wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thank you.

QUIGLEY, KERRY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Please preserve sticky forest as a recreational area it is a valued resource by mountain bikers internationally,

RABE, KIRSTEN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I would like the council to secure the use of Sticky / Plantation Forest as a recreation reserve. This is a world class mountain biking area, which locals have crafted over the years. I meet many tourists who are using it as well. Please keep this area for all of us to use, in a healthy and active way. Thank you.

RAE, JAN

Wakatipu

TRAFFIC ISSUES

If a building consent is issued for a tourist activity or a hotel then extra parking should be provided somewhere in the CBD of Queenstown. I believe a parking and transport hub under the Recreation Ground would allow for Queenstown to grow and in the future allow for the CBD to become traffic free. Parking close to town must be provided to allow for tourists and locals to undertake activities within the CBD and kept this area vibrant.

COUNCIL ONE-STOP SHOP

I believe the Council Offices should remain in the CBD area of Queenstown. I believe an appropriate location for this would be at the carpark end of the Recreation Ground - over looking the grounds which would have a carpark/ transport hub underneath. Central and easily accessed by staff, rate payers etc. the other end of the Recreation ground could be the new Conference Centre - again looking over the recreation ground which could be used for outdoor events - Convention displays - community activities - sporting events. Then the Memorial Hall could become a Break out room giving very central - heart of the Community base for Council chambers, Convention Centre and Parking and Transport hub provided under the Rec Ground.

RATES, FEES & CHARGES

Providing Affordable housing close to the CBD is critical for the growth of Queenstown. Finding a way to have the visitors to Queenstown help with the funding of infrastructure would ease the burden on Rate Payers. Note in a commercial situation it is the Tenant that pays the rates, not the landlord. Tenants that also need to pay the environmental health fees and alcohol licensing fees etc. A balance needs to be found between a rates increase and user pays.

UNDERGROUNDING POWERLINES

I believe the trees should be kept - otherwise all the greenery that makes Queenstown beautiful could be in danger of going under the Delta chop. I cannot believe that it would cost this much to put lines underground!!! Are Delta using gold plated pipes for this project. \$1m buys a lot of years of trimming the trees. In 50 years time we may have no need for power lines!!! Above or below ground! How about just saving the trees and trimming them for the next 50 years!!!!

LAGAROSIPHON

Yes - save our waterways and keep them clear and beautiful

FURTHER COMMENTS

Please look to the near future, not just the long term future of Queenstown. Traffic is an issue now, not just an issue to sort in 2028! Bite the bullet and provide a Transport / Parking hub close to the CBD. Under the Recreation Ground would be the perfect place. Once this is established then removal of parks and making the CBD traffic free or essential traffic only makes sense. Taking away existing carparks without providing a transport hub for parking and light bus transfers is incredibly short sighted as is allowing NEW tourist operations and hotels to build in the CBD and have them NOT provide parking for their customers. To keep the downtown of Queenstown alive and vibrant we need to allow for people to SPEND THEIR DAY AND DOLLARS HERE. That means long term parking that is easily accessible and easy to find. Speaking of keeping the downtown alive and vibrant - ease up on the outdoor dining having to go inside at 10 pm. We are a grown up community that doesn't need to be shut away. Encourage people to DINE AND DRINK rather than just DRINK hidden behind closed doors. There is enough room in the CBD for accommodation and hospitality businesses to work side by side. People stay in the CBD for a reason. If they want a quiet holiday they would choose a Hotel in a remote location. If they want bars, restaurants, shopping and vibrancy on their doorstep they choose to stay in the CBD - which, like all City CBD's comes with noise of people being busy and having fun. I've lived in Queenstown and owned businesses in Queenstown for over 30 years. I still believe the town is a wonderful place to live and work but I do believe that some hard decisions need to be made and plans put in place sooner rather than later to keep it functioning as the Jewel in the NZ Tourism Crown.

RAE, TOMMY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Against building in sticky forest

RAINSFORD, JODIE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I believe the council should definitely put money towards securing Sticky Forest, it is a fantastic asset to the Wanaka Community and many people travel from out of town to use it. It is used by kids, adults, locals and tourists, its free and its safe. There are not many activities like this available. It is a healthy thing to do and has very no impact on the environment. Keeping things like Sticky Forest ensure we keep Wanaka the fantastic place it is rather than let it turn into the built up tourist town it is becoming.

RAMSAY, MICHAEL

Wakatipu

TRAFFIC ISSUES

Should have been completed 2 years ago. You could increase the budget by another 800K by removing the wasted allocation that currently goes to the conifer control crowd which is increasing the districts fire hazard. Some things you do not need to consult on. This is one. A complete no brainer. A core council function.

COUNCIL ONE-STOP SHOP

No its not. Councils are notorious for blowing out budgets. Better to lease premises from an existing developer. Similarly, use current QLDC owned land for generating an economic return for ratepayers. Look at ways of capping council staff numbers by internal productivity gains, including savings from employing too many outside consultants. Be more proactive in seeking Government support for infrastructure revenue.

RATES, FEES & CHARGES

Reducing rates for residential flats is OK. Freeing up land for development of residential flats is more important. Apartment complexes need fast track approvals. Land used for farming is more complex. There seems to be a disconnect with development and infrastructure build. These two need to be more in synch with each other. At present, the build trumps the infrastructure. This is wrong.

UNDERGROUNDING POWERLINES

Delta should be paying the lions share of costs. They placed the power lines AFTER the trees were in place, and thus they were the genesis of the problem you now consult upon. By taking the easy 50/50 cost split you are in effect sending a message that council will be happy to contribute half of the cost for an issue that was created by the power company. A protection order on the trees would be a better way to proceed, and a lesser council contribution (maybe 25%) by way of an incentive.

LAGAROSIPHON

Absolutely the right thing to do. Reduce the budget for the conifer control crowd and put it into this more important issue!

FURTHER COMMENTS

Yes. Council needs to look ahead and be more proactive by anticipating future issues, instead of reacting to them only after they become a problem. One such issue is the Alpine Aqualand public pool. At peak times in summer (especially during the school term) the facility is inadequate for serving the public. You need more swimming lanes,

and yet you have no plans. This facility is now 10 years old and the town has grown considerably during this period. When WHS moves from its current location, I surmise its swimming pool will cease to exist in that location, thus putting further pressure on Alpine Aqualand. You need a plan for extending the existing lanes to 50 meters in length, going in a North Westerly direction. This will double the present number of 25 metre lanes via a dividing beam. It would also be the least expensive option for such an expansion. Funding budgets ought to be allocated now, for these future capital works. (You could start by reallocating some of the wasted money that goes to the chemical kings in the conifer control crowd.)

READ, SIMON

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re-zoning from rural to residential status for the area in wanaka known as 'sticky forest', please DONT DO THIS! Why? This area provides a unique place for locals to enjoy the outdoor lifestyle for which wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thank you.

REID, FIONA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re-zoning from rural to residential status for the area in wanaka known as 'sticky forest', please DONT DO THIS! Why? This area provides a unique place for locals to enjoy the outdoor lifestyle for which wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thank you.

REID, DON

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

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REMI, JORDAN

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Keep sticky Forrest!!!!!!!!!! Only good riding in wanaka!!!!

REMU, WALTER

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Yes it is the right thing to do! We must be vigilant and do everything possible to maintain our beautiful entry to Queenstown along the Ladies Mile. Do not trust Delta -be every vigilant. I give my support the QLDC proposal to allocate \$500,000 to pay half the cost of putting powerlines underground if Delta agrees to fund the same amount for the project I also request QLDC to allocate sufficient funds for the next trimming of the 29 Ladies Mile tree and I want that the 29 trees to be protected under the QLDC's heritage protection scheme – by seeking a variation to the District Plan and including the trees in Appendix 3. Thank you.

LAGAROSIPHON

FURTHER COMMENTS

RICHARDS, DAISY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Please do not re-zone Sticky forest to residential. It is super important to me and the bike community of Wanaka that Sticky remains as downhill bike tracks. Thanks

RIDDELL, HEATHER

Wakatipu

TRAFFIC ISSUES

More options for public transport - later at night and more cost effective. The problem is not the number of cars in town, it goes back a step - the entrance to the area. The new Kawarau bridge should not be going where it is, it should be closer to Remarkables park and 4 lanes not two, which gives people the option of driving towards Terrace Junction or bypassing to Rem. Park. Straight away there is a solution to halve the flow. Then to look at the round about @ Terrace Junction - there could be an option prior to this to go right towards 5 mile prior to reaching the roundabout. Council should have purchased 5 mile hole and put in parking and then link the revamped public transport to go to town from there. This would also have alleviated the problem of people not wishing to park at the airport. The parking should be several stories. As far as Qtown cars go, that it an interesting question, as so far you have SOLD off the parks by Fergburger, and now opposite the new Skyline building on Beach St, with STILL no replacement of parks for the public.

COUNCIL ONE-STOP SHOP

Put up with it. Investigation and design work costings have cost us the ratepayers a fortune in regards to the Convention Centre for example, and we do not seem to be any where closer. I am not aware of the site you own in central Qtown, but it does not have to be in central Qtown. The hub or main admin can go somewhere not so obvious (further out Gorge Road) and maintain one office in central Qtown to pay our Fines/Rates/queries.

RATES, FEES & CHARGES

I have heard many complaints not about the cost of resource consents, but the extortionate amount of time that they take. Value for money? Also, the process is quite daunting. Maybe streamline them. Why reduce the rates for residential flats? Home owners are flouting the rules already. I remember doing a survey for the Census many years ago, and visiting homes throughout the Shotover/Malaghans/Domain road, and there are MANY houses with separate dwellings, that, no, they do not have cooking facilities. They do. Target them.

UNDERGROUNDING POWERLINES

Is it important to put them under ground? They shouldn't be on private land in the first place? No, our rates should not contribute towards this. Forward planning when you always seem to be ripping up the roads. Was there a contingency plan when the new Stalker roundabout went in?

LAGAROSIPHON

Very important to keep our waterways clean. Whatever it takes. An increase in moorings and use of wharfs would be appropriate, as it is the boats/owners that started it. Make them more aware and usually it is \$\$ that works

FURTHER COMMENTS

I do not wish to see anymore green areas introduced in the area, as I find when walking and enjoying them, that what we have already is not maintained. Council is very good at planting more natives, but the ongoing maintenance is lacking. When was the last time that the councillors looked at all the weeds between the 'natives' planted right outside your office building. Between the Memorial Hall and the Library. Also, the creek regularly has rubbish in it. Memorial Hall - when and why was it decided to rename it Memorial Centre? All towns of kiwi nature have a Hall. Look at other towns. Why change a good thing? Removing trees around town - they leave a massive stump which is ugly, and do not remove the off shoots, so guess what, another tree will arrive. Why do things half hearted? You want it gone, get rid of it totally. Or we will see the tree people back there again, at our expense.

RIDDER, JO

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

NO NO NO! This is ridiculous! The council should not be involved in this and should not be providing the funding for this. Who are the council to interfere with the rights of private land ownership?! There has been a small group of individuals who have created a mountain out of a mole hill. The trees, yes are aesthetically pleasing. But they do NOT create a 'gateway' of 'landscape' as has been suggested. If the council was to get involved this would set a dangerous, and potentially expensive precedent. It is not OK to allow people to dictate to private landowners as to what they can do with their property. It is 100% legal and justifiable for those trees to be removed if the owner does not wish to annually incur arborist fees. It is the owner's choice and not the publics! They are not ecologically significant and they are not native. Stop pandering to the bandwagon on social media and stop being so PC. As they say, "the loudest voice in the room is seldom correct". I do not approve in any way that the council should in any way put any funding into this project!

LAGAROSIPHON

FURTHER COMMENTS

RILEY, GLEN

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re. Re-zoning from rural to residential status for the area in wanaka known as 'sticky forest', please DONT DO THIS! Why? This area provides a unique place for locals and tourists alike to enjoy the outdoor lifestyle for which wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thank you.

ROBERTSON, CHRIS

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re-zoning the area in Wanaka known as “Sticky Forest” from rural to residential status - STRONGLY OBJECT Why? This is an area of ecological value as well as being a popular leisure area regularly enjoyed by both residents of Wanaka and our many visitors and it is widely popular with visitors. The forestation would be a tragic loss if destroyed and the wildlife which lives there would also be lost, both of which are irreplaceable. Additionally, a lot of effort by volunteers and members of the public has gone into creating the various tracks in the forest and these are continually maintained again by volunteers who are keen for the forest to remain in good condition for the enjoyment of all. A large amount of open land has been rezoned over recent years for residential development and there is more still to come - there is no need to destroy one of the few remaining areas of natural forestry for further development. Tourists come to Wanaka precisely for its beauty and the range of outdoor pursuits available, if one of the major attractions is removed it will turn people away from visiting the town, not to mention the people who already live in the town and love it for everything it has to offer. If we lose the mountain bike and walking tracks in Sticky Forest we risk driving people away from the town. People do not come to visit, or live in, Wanaka to be surrounded by houses, they come here for its natural beauty and outdoor pursuits of all varieties. Similarly, whilst ensuring there is sufficient residential space for the town to grow is vital, so is ensuring the quality of life keeps pace and this means preserving the outdoor leisure areas we have and treasure, if not growing them - removing them would have a major detrimental effect on the quality of life of the Wanaka residents. From a tourism point of view Wanaka already lags behind Queenstown in terms of the mountain biking tracks available. To lose Sticky Forest would inevitably turn a large number of tourists, whose financial contribution to the town's economy is large, away from the town. I therefore strongly oppose the change of zoning from rural to residential and also propose the land be bought, or at least leased, by council to be protected for the use and enjoyment of the public both now and into the future. Thank you.

ROBINSON, JULIE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Please save Sticky Forest -Wanaka for biking purposes. It is one of the only single tracks in the area. A great spot for locals and visitors.

ROBINSON, ADRIAN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Please make provisions in the plan to secure the ongoing access to Sticky Forest by either purchasing or leasing this land and creating a recreational reserve to prevent development. Wanaka needs it to be a recreational reserve not just another bunch of houses owned by a few wealthy elite...

RODWELL, BRONWYN

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Yes, these trees are a wonderful landmark for Ladies Mile, please save them so we still have some nature on that long strip. I'm sure the little extra in rates would be so appreciated by all of us that have driven past these trees and loved them for so many years. Powerlines need to go underground anyway so why not do it now before we lose the gorgeous trees.

LAGAROSIPHON

FURTHER COMMENTS

ROONEY, CATHY

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Definitely. It's a minimal cost per rate payer for an important aesthetic issue

LAGAROSIPHON

Yes

FURTHER COMMENTS

ROSS, MICHAEL

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I Michael Ross hereby submit in opposition on the Proposed Queenstown Lakes District Plan ('Proposed Plan'). Specifically in relation to land zoned Rural on Planning Map 18 – Wanaka Rural, Hawea Flat known as: Section 2 Blk XIV SECT 5 Lower Wanaka SD (CT OT18C/473) – 50.6742ha I would like to see this land remain as a rural zone, and or re-zoned as a recreation area. This is a well known site in Central Otago for Mountain biking and other trail activities including but not limited to walking and running. The Central Otago region cannot afford to loose this recreation area for the sake of low density residential housing development, as there is already limited area where such recreational activity can be carried out to the same effect. Regards Michael Ross

ROSS, CAMERON

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is such growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people with it this close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you

ROSS, SIMON

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I would like to object to the proposal to convert Sticky forest recreational area to a residential zone. Wanaka has a reputation internationally as a sporting and lifestyle paradise. Sticky forest is a unique and vital part of this. To an avid mountainbiker and nature enthusiast there is no comparison in the area. Several local businesses would suffer if the prime mountain biking area were to be lost. Some foresight should be expected from the council for the long term rather than bowing to residential developers expansion which in this case may jeopardise one of the key components of the popularity of the region. If residential zones are allowed to expand without mitigation, or regard for why people actually want to be here it will be to Wanaka's detriment in the long term.

ROSSI MACAES, LISANDRA

Wakatipu

TRAFFIC ISSUES

Yes.

COUNCIL ONE-STOP SHOP

The costs appears too high, and therefore I would only agree if the new building office would save \$250,000 in the short/medium term., i.e., running costs and rental improvements would payback the \$250,000.

RATES, FEES & CHARGES

I do not have enough information to comment on this issue.

UNDERGROUNDING POWERLINES

Yes, I agree to the rates increase to save the trees.

LAGAROSIPHON

This is very important to me - the quality of the water in Lake Wakatipu is something I am very proud of. This is the right thing to do, and more should be done if possible.

FURTHER COMMENTS

Thank you. This online tool is very helpful.

ROTH, STEFAN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I strongly object to the proposed rezoning of sticky forest due to its history and recreational values. Stefan Roth

ROULSTON, MARY-LOUISE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is such growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people with it this close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

ROWLEY, LEE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re. Re-zoning from rural to residential status for the area in wanaka known as 'sticky forest', please DONT DO THIS! Why? This area provides a unique place for locals to enjoy the outdoor lifestyle for which wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thank you.

ROXBURGH, ANGUS

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I would like the area known as the 'Sticky Forest' near Wanaka to be set aside as a recreational reserve. This area is of huge value to local residents and securing it's future will be a massive win for the future of Wanaka.

ROY, SARA

Wakatipu

TRAFFIC ISSUES

I agree. Traffic management needs to be brought forward to improve flows of traffic around Queenstown INCLUDING the road around the airport. I live in Quail Rise and we are concerned about the dangerous intersection between Tucker Beach Road and the main road. We would like the alternative access onto Frankton Highway brought forward AND/OR the speed limit reduced on the main road.

COUNCIL ONE-STOP SHOP

No I don't support this. The council should be driving down operating costs and unless there is a financial saving in having a single office, this shouldn't be progressed. Minor inconveniences for staff should not be a priority.

RATES, FEES & CHARGES

I support both these measures.

UNDERGROUNDING POWERLINES

I would only support this if it was a one-off cost of 12-20% separately shown on our rates and no longer charged once the lines are underground. It does seem too expensive and I wouldn't support it if it was an ongoing charge.

LAGAROSIPHON

Not sure

FURTHER COMMENTS

I have other issues: Freedom campers - I think it is important to ensure there is sufficient funding in the budget to properly manage and oversee sites where freedom campers are staying and ensure that all camper vans have toilets, that there are sufficient public toilets available, that rubbish is not allowed to accumulate and is cleared away properly and that each freedom camper does not stay more than a few days in a single location and that those who camp in areas not permitted are actually moved on/fined appropriately. It is important that the growing numbers of camper vans do not ruin the life-style experience and amenity of local residents and that camping in any sort of vehicle should not be permitted within the town boundaries or in residential neighbourhoods (except on private land). I would be happy to charge freedom campers for their use of facilities if you could work out how to do that. Road works - I also think that more priority needs to be given to minimizing the effects of roadworks on the community. For example, the roundabout at the entrance to Shotover Country has taken about 9 months to build and since Christmas (now 4 months) has been under occasional and ad-hoc construction and landscaping (on many days there is no-one working

there or one person for a couple of hours) - all done with many many road cones and on-going inconvenience to motorists. All the roadworks seem to take an excessive amount of time and getting better contract management for road works should be given some priority (or including inconvenience to the community in the matters considered in the contract) Resource Consents - probably not an annual plan issue, but as I'm making a submission, I may as well include this. Please find a way to speed up and simplify the process of getting resource consents (hire more experience people, focus not the big things rather than trivia, make as much non-notifiable as possible, don't approve subdivisions of residential homes then require each home to get a resource consent etc etc). From my experience, they generally cost a lot of money, take a long time and the actual change between what is submitted and what is eventually approved is often very minor (and seems hardly worth the time and cost). We have a massively growing population and massively growing tourism industry and we need to remove some of the road blocks to efficiently supporting these. Yes, I know there is an RMA - but council has a lot of ability to influence how it is implemented locally.

ROYDS, NGARA

Wakatipu

TRAFFIC ISSUES

Yes, Numbers will only increase, the old school/gym lot on Stanley St would be perfect for a transportation/parking hub, at least 4 levels of underground parking (all new buildings should require underground parking) & three levels of transportation options with roof parking on top. It's close enough for tour bus passengers to walk to town thru a tunnel under Stanley St, Internal all weather bus hubs are common worldwide & a overpass/tunnel ramp in from Coronation Dr & out thru Beetham/Melbourne St. would create a perfect flow in & out of town without the need of lights to cross Stanly St. & would free up the Stanley St. / Ballarat St. intersection from pedestrians & buses, the only way a set of lights there will work !

COUNCIL ONE-STOP SHOP

No, \$250.000 to investigate the inevitable is ridiculous, just get on with it, Mayor's & Councilors elected & paid to make decisions not to hire consultants !!! It must be able to handle our future growth & be a "lowest bid wins" with a penalty clause for over runs, finish date bonuses/penalties clause & must be laid out in a water tight legally binding contract that includes contingencies for bankruptcies !!!

RATES, FEES & CHARGES

On the first; No to resource consent's, they should be cheaper & Quicker ! No to waterways No to pool charges, we have already paid to much to build them !!! On the second; YES. Affordable housing (suburbs) should have a rates / builder fees / tax incentive to keep them under a first time buyer price (affordable)

UNDERGROUNDING POWERLINES

Delta should be fined for not trimming those trees professionally & making an eyesore !!! No, I do not want my rates to go up anymore to place power lines underground out of town when we still have power poles in town that the council has been promising to remove for over 30 years !!! We have more important infrastructure problems to deal with before this town grinds to a halt.

LAGAROSIPHON

YES, This is a Weed & we all know how hard it is to kill Weeds ! This should be a priority, & should be paid for entirely by the " 100% Pure Brand " before it is too late, Dairy & Weeds are killing our waterways & our tourist value by the day !!! Failing that, throw the whole \$60.000 at it now & get "100% Pure" to match or double it before it is too late !
!!

FURTHER COMMENTS

Plan... Unfortunately the time for planning has long since passed you by !!! Queenstown is no longer a beautiful mountain resort, it's a hodge podge of ugly, miss matching homes & buildings & its infrastructure is on a runaway train that will crash sooner than later, as the cost to fix it now is already beyond us all !!! Our beautiful scenery can not & will not make up for an overpriced stay in a chaotic & stressed out town !!!

RUSSELL, JUSTIN

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I am submitting to ask that Sticky Forest be kept as a recreational area for all kinds of activities, from walking, running and Mountain Biking. Although I do not live in Wanaka but sticky forest is one of the key main reasons that my family and friends visit the town yearly. Sticky Forest is an important tourism location and should be kept open for the publics continued use and enjoyment.

RUSSELL, MARY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

It has come to my attention that the council are planning to re zone Sticky Forest, Wanaka from rural to residential zoning. I'd like you to reconsider this. Sticky is a special place....enjoyed by so many locals of all ages. It's also a reason some visitors would choose to come here. Why would we need to cut down trees to provide residential sections when already there are so many? I'd urge the council to consider purchasing the land or lease the land so that the community can continue to enjoy it as a recreational reserve.

RUTHERFORD, ANDREW

Wakatipu

TRAFFIC ISSUES

Yes it is right to do that, but there should be even more done. The council should immediately start implementing all traffic mitigation measures that are being considered for the future, in order that the town doesn't grind to a halt. Well that is aside from Park and ride. No one is ever going to want to park and ride on public buses into Queenstown from Frankton. It would take a light rail system or ferries for that to make sense. It would make sense for the council to start work on some sort of elevated rail system between the airport and Queenstown along the Frankton walkway that allows cyclists and walkers to still use the walkway. I don't expect the council to do that though. In 1873 the Otago Provincial council opened a railway between Port Chalmers and Dunedin it would be great if the QLDC could commit resources to the construction of such infrastructure today.

COUNCIL ONE-STOP SHOP

It would be better to build it in Frankton as that is now the centre of the district and easiest for everyone to access.

RATES, FEES & CHARGES

I agree with those initiatives but it is tricky because it may not work as the rates are tax deductible anyway. On the other hand it may work two well and result in a massive wave of development across the Wakatipu which contributes to the problem of shortage of accommodation (for all the tradespeople) and pressure on infrastructure. So I would suggest a phased introduction by area, depending on which areas the council wants developed. Secondly, the could should do more to ensure that existing dwellings are fully utilized. There are many houses around the Wakatipu that are not used or only used occasionally. Councils in England can charge owners 50% extra in council tax if owners leave properties empty for two or more years. The QLDC should try something like this as fully using existing existing dwellings should be the priority as it involves no new pressure on infrastructure.

UNDERGROUNDING POWERLINES

It would be a good idea as the trees provide a great gateway to Queenstown.

LAGAROSIPHON

If it is likely to be successful the work should be undertaken.

FURTHER COMMENTS

The number one issue is the levels of traffic in and around Queenstown and the council should be taking urgent steps to address this.

RUTHERFORD, CAMILLA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

It is really important that Sticky Forest area is kept free from residential development, either by being bought by the Council and made into a reserve. Its a huge part of Wanaka's lifestyle attraction, providing the only downhill single track mountain biking that is used by so many. It would be such a shame if this part of Wanaka was made into more houses. Please please dont let this happen. Mountain biking is a huge part of Wanaka's appeal (just look at how mountain biking has transformed Queenstown) so dont let the Council destroy the only trails in this region.

RUTTER, GEORGE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky Forrest need to be secured to be used as a mountain bike park . Sticky Forrest has a vast variation of trails to suit all ability's . Sticky Forrest is frequently used by locals and holiday goers . Sticky Forrest attracts tourist to the wanaka area as it is seen as an easy access MTB area as queenstown can get overloaded . The local council should invest into purchasing this area to cater for mountain bike enthusiasts and family's on holidays .

RYDER, SHELLEY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

RE: Against rezoning sticky forest.... just should NOT be done. There are many special parts of Wanaka (many reasons to call Wanaka home) but nothing quite as rewarding as being about to enjoy the trails and fresh air at our sticky forest. If you have not been walking or biking in this area it is easy to see why you would think this is useful land BUT taking the time to head up there and you will find one of the areas best walking & biking oasis's. The sense of community & New Zealand's spirit is built on having locations like Sticky Forest and I do believe rezoning this area to residential would be devastating to the current well being and future of Wanaka. Everyone deserves to live in their own oasis's and I recommend the sticky forest remains a oasis's for Wanaka residents and visitors alike

SANDERS, TIM

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

Significant expenditure has been made on the main QLDC office building on numerous occasions over the approx 40 years of it's existence. If a business was to arrange it's offices in this way and then suggest it needed completely new housing, it would probably not be viable. To spent a quarter of a million dollars to "investigate" seems irresponsible and suggests the money may be used to create a foregone conclusion. As to the issue of earthquake proofing because staff are "uncomfortable", this also seems spurious and the statement of an organisation which doesn't have to worry about finding the money for a move. How many other buildings in Queenstown are similarly rated (or worse) and have full compliments of employees active in them? Having visited the main office on several occasions, it seems spacious and comfortable and not in need of replacement. Thank you

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

SANDERS, FRANKIE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I would like to OPPOSE the planned re-zoning of 'sticky forrest'. I am an avid mountain biker and this place is the heart of the mtb community. Its our piece of heaven single track. You CANNOT destroy this!! There is enough land already been zoned for residential housing - why do you need sticky forrest? As a council you should consider acquiring the land in order to preserve it as a nature recreation reserve so that MANY people in the community can continue using it and loving it. The quote from the submission: "The site is currently covered in pine trees and it is considered to be more efficiently utilised for residential development as the land is not well suited for use as rural activities and is already contained largely by residential activities." I whole hearted disagree - the site will not be "more efficiently utilised for residential development" - what a load of rubbish!!! This piece of pine trees is a Wanaka institution for bikers, walkers and visitors. I have met MANY tourist who came to Wanaka BECAUSE of sticky forrest, to ride the famous single track mountain bike tracks. There will be great SHAME on your heads if you allow houses to be built on sticky forrest. LISTEN to the community that ACTUALLY lives here. LISTEN to the residents of Hawea and Wanaka. LISTEN to the heart of locals. IGNORE developers from out of town wanting to make money at the cost of a local treasure. SAVE STICKY FORREST

SANDFORD, VICKY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Purchase Sticky Forest and keep it as A RESERVE please. It is an outstanding natural landscape not to mention an INCREDIBLE place to enjoy the outdoors by foot or bike. Do not re-zone it as residential. Thank you.

SANFORD, PHILIP & JOCELYN

Wakatipu

TRAFFIC ISSUES

Yes proceed with proposed budget to consider Stages 1 & 2 Inner links in combination with Queenstown transport & parking hub.

COUNCIL ONE-STOP SHOP

Yes proceed with an investigation to build a “One Stop Shop”

RATES, FEES & CHARGES

We agree with the increase in Fees. We don't agree with reducing the Rates for Residential Flats as only the Landlords & Developers benefit. It is an ineffectual way for providing affordable housing. All land should be rated as it is currently being used i.e. Land which is zoned for Development but used for farming should be rated as farming land.

UNDERGROUNDING POWERLINES

Yes this is the right thing to do. Save the trees & proceed with underground power lines.

LAGAROSIPHON

Yes allocate the money - this is an important issue.

FURTHER COMMENTS

We are not surprised the Budget has blown out!!!!!!

SANSOM, RAYMOND

Wakatipu

TRAFFIC ISSUES

This is the START of the right thing --- get on with it. This should have been done years ago. What about the traffic congestion at the BP roundabout in Frankton. I could not believe it when two new double lane roundabouts were built for access to Countdown and Glenda drive but the main highway then narrows to a single lane before the BP roundabout. The same stupidity as between the Airport roundabout and the BP roundabout. Your traffic planners are a bunch of idiots.

COUNCIL ONE-STOP SHOP

This is the WRONG thing. Stop wasting rate payers money on yourselves

RATES, FEES & CHARGES

If you were efficient and cost conscious you would not need to raise charges or rates. Look to improve and simplify your systems.

UNDERGROUNDING POWERLINES

Another waste of ratepayers money. Spend this money on improving traffic flow not the view.

LAGAROSIPHON

Get on with it but make sure you are efficient and effective as possible.

FURTHER COMMENTS

The big issue in Queenstown is traffic flow. Council should stick to its core business; roading sewerage and zoning. Council should NOT regard rate payers as an endless source of funds for personal pet projects such as the Convention Centre or plush new offices.

SAUNDERS, HALEY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

PLEASE DO NOT TAKE STICKY FOREST AWAY FROM THE PEOPLE! This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is such growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people with it this close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike.

SAXTON, KELLY

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

I support the increase. It is important to keep and maintain the trees as they are a beautiful entrance leading to Queenstown. They soften the Ladies Miles visually and it would be a loss for the Wakatipu if they were cut down.

LAGAROSIPHON

FURTHER COMMENTS

SCAIFE, SARAH

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Bury the power lines and leave the trees!

LAGAROSIPHON

Yes stop the invasion!

FURTHER COMMENTS

SCALAS, AMY-JOY

Wakatipu

TRAFFIC ISSUES

Yes, I think relieving traffic issues is important. However I would like to see SAFETY prioritised over congestion. As the traffic has increased along Frankton road it is becoming harder, and more and more dangerous, to do right turns out of side streets into Frankton Road. I have seen many serious near misses recently as drivers get frustrated by long waiting times for a break in traffic. I would like to see some safety measures along the main junctions along Frankton Road, starting with the 4 way one at the Marina and Marina Drive (where there have been several accidents). Please don't wait for a tragedy before addressing this growing issue as its only getting worse as that road gets busier.

COUNCIL ONE-STOP SHOP

I don't think this is a priority issue. I see that it could be important long term but if it's diverting funds from more urgent projects and issues then no. I'm not against it if it can be afforded but If not, I think this is something that could wait a few years.

RATES, FEES & CHARGES

I do not want to see an increase in pool charges, I think any extra cost should still be in rates. I'm ok with the other areas increasing and rates bring adjusted. I think exercise and healthy living is something that should be promoted. Our great pool and sports facilities need to be accessible to everyone, particularly as the cost of living is so high here. If the user fee increases at the 'point of sale' I think this will affect some people and families ability to choose to use these facilities which need to be available to all living here. I am talking mainly about queenstown here, as I do not know the pool costs etc in Wanaka. It may be reasonable for a small increase there given the new upgraded facilities but again, keeping it accessible.

UNDERGROUNDING POWERLINES

I think this is a really tough one. I think these trees are important and I don't want to see them go. However the cost to ratepayers, esp businesses, is very high and not fair to enforce on everyone as its private land. Are there any ways to reduce this cost more. E.g a go fund me page fundraiser etc, local businesses sponsoring a tree etc in order to reduce the cost. I do think it's the right thing to do to save them if possible but I think there is a responsibility to explore additional options to pay for it and rate payers should pay a part, but not so much.

LAGAROSIPHON

Yes I do think so as prevention is better (and cheaper) than a cure in the long run.

FURTHER COMMENTS

SCHOENBAECHLER, PAUL

Wakatipu

TRAFFIC ISSUES

Put as much effort into this as possible. We are at risk of becoming a traffic nightmare.

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

In relation to the Environmental Health fees on small food businesses. Increases in the cost to local and small food business will have an adverse affect on local people. It's pretty difficult to start up a new business and really hard to keep a small business going for several years. With the increasing prices for power, gas, rates, wages, rent the small guy gets hit again with no way of growing the business. Then we only get large companies coming to queenstown because they are the only ones whom can afford the rent and keep the doors open. We have seen this over the past 13 years I've been in a small business. Many have gone and many have started. But the trend is toward buying several business and becoming a large company with multiple sites. This takes the quaintness out of Queenstown and starts us losing the "feel" of the town. Also we need small businesses to open and grown for employment of staff and varitiy of products available in the region. The higher costs will drive us out and then we have to bring in all the goods from around the country.!!

UNDERGROUNDING POWERLINES

All good

LAGAROSIPHON

FURTHER COMMENTS

SCOTT, PAMELA

Wakatipu

TRAFFIC ISSUES

Yes, this is an issue affecting everyone. Please look to the future and get it right first time.

COUNCIL ONE-STOP SHOP

For that amount of money you could almost build the place! Just have a vote, and if the majority is in favour, get the plans drawn up and do it without all the unnecessary red tape and consultations and utter waste of money.

RATES, FEES & CHARGES

I agree with both proposals.

UNDERGROUNDING POWERLINES

I support the QLDC proposal to allocate \$500,000 to pay half the cost of putting powerlines underground if Delta agrees to fund the same amount for the project Please make sure the QLDC allocates sufficient funds for the next trimming of the 29 Ladies Mile tree I also ask that the 29 trees be protected under the QLDC's heritage protection scheme – by seeking a variation to the District Plan and including the trees in Appendix 3.

LAGAROSIPHON

Yes, this is the right thing to do!

FURTHER COMMENTS

SEDON, JO

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Like to secure the use of Sticky/Plantation forest as a recreation reserve for biking and walking.

SEELEY, BARBARA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I am writing to express my concern about the proposal to allow development of Sticky forest for residential use Sticky forest is a wonderful and very well utilised green area for mountain biking and running and walking close to central Wanaka It's one of the assets that make Wanaka such a wonderful place to visit and really needs to be protected in its current state. I am strongly opposed to any change that does not protect Sticky forest in its current state.

SEELEY, GRACE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Submitting regarding the proposed submission to transform sticky forest from recreational to residential. The forest is a wonderful asset and is the only single track trail network in Wanaka. The value for tourism cannot be understated. Recreational green land is important to me, especially that of an easily accessible type like the forest. There is other space for residential expansion that has not had years of work poured into it. I strongly oppose any change to sticky forest from recreational to residential.

SEELEY, MATT

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is such growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people with it this close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike.

SEELY, JOHN

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

The rezoning of sticky forest, this area is an asset to mountain biking in the area and is a big draw card for people visiting Wanaka. I along with many others from around the Queenstown lakes district area travel to Wanaka to use this facility and with out it would remove one of the key reasons I visit Wanaka multiple times per year. Without these trails in sticky forest the area will significantly lack mountain bike facilities which in other areas of NZ and the world are being built up as a visitor draw card and not torn down! Removing them would be very detrimental to mountain biking in the area and a very poor option for long term visitor numbers . If anything the area should be developing larger trail networks not removing them !

SEWTER, PAUL

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

A prominent feature of the landscape like this represents not only a distinctive and historic geographic link, but also a connection to our collective past. In a rapidly changing Wakatipu Basin the decision to retain this avenue would have a positive impact on the public psyche, and remind us that the fate of important features of our landscape are treated mindfully.

LAGAROSIPHON

FURTHER COMMENTS

SHARPE, BILL AND KIRSTY

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

Agree in principle. But has Frankton been considered as an option? Frankton is more central to the district and there are fewer parking issues.

RATES, FEES & CHARGES

Agree

UNDERGROUNDING POWERLINES

Agree

LAGAROSIPHON

Agree

FURTHER COMMENTS

We propose that Council set aside sufficient funds to fully investigate the feasibility of an urban road linking the west side of Hanley Downs to link through to Kelvin Heights on the south side of Deer Park Heights hill. The reason for this proposal is that the present road through to Kelvin Heights from the state highway south is not wide enough to accommodate all the future subdivision potential of the Kelvin Peninsula. It provides the only vehicle access to Kelvin Heights. In the event of a disaster taking out the road there would be major inconvenience to this suburb. A road round the south side of the hill would give alternative access. Jacks Point when fully developed will add considerable traffic numbers to the roading network and a road linking directly to Kelvin Heights would take pressure off Peninsula road for those visiting the area or playing croquet, golf etc. If Peninsula Road remains the only access to Kelvin Heights, council would be faced with considerable financial expenditure in the future to upgrade it. This south road option would mean that it would be funded by private means except for the short part going through Jardine Park. A road to the south of Deer Park Heights hill would also reduce traffic congestion where Peninsula Road joins the state highway Hanley Downs joins Deer Park Heights land. There is an opportunity for the two developers to work together to plan and construct this road and for Council to fund the part that would go through Jardine Park to join Poplar Drive. There is a paper road already in this area. Eastern access to the highway could be through Woolshed Road or another route that Jacks Point may nominate. Our reason for submitting to this years annual plan is that it is much easier to investigate options earlier rather than later when development plans are final. Jacks Point at this stage may only be proposing a narrow access way to its western most house sites. There is a

great opportunity here for proactive planning for wider community benefit than for just a few houses.

SHAW, LACHLAN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky Forest, Wanaka must be reserved for sole end use of outdoor recreation including walking, trail running and mountain biking. The proposal to re-zone this land for residential use should be abandoned as doing so would jeopardise a defining feature in Wanaka's outdoor appeal for both residents and tourists. Sticky Forest is an internationally recognised recreational area and features regularly in mountain biking journals, films and social media. It is an area that matters a great deal to residents and visitors to Wanaka. The two recreational parks that abut the Clutha mouth (Dean's Bank and Sticky forest) are unique in NZ in terms of their proximity to the urban area, availability to all people, scenic beauty and excellent quality of mountain biking infrastructure. Furthermore, Sticky Forest maintains a green, forested space in Wanaka's rapidly progressive urbanisation and represents a place to unwind, maintain fitness and immerse oneself in green, natural space in close proximity to an urban one. Wanaka is internationally renowned for its connection and proximity with nature, inherent beauty and un-built spaces. Lets be sensible and keep it that way! Regards, Lachlan Shaw.

SHEARER, JANE

Wakatipu

TRAFFIC ISSUES

The traffic issues need urgent improvement. However, whether what is proposed will solve them seems somewhat dubious. Therefore whether the money is well spent on this remains questionable to me.

COUNCIL ONE-STOP SHOP

Makes sense and should happen - interaction between staff will be facilitated as well as making things easier for the public to put QLDC on a single site.

RATES, FEES & CHARGES

I don't think the changes will make any significant difference to the cost of housing. Perhaps you should not be increasing the cost of resource consents. More to the point you should be streamlining resource consents. Our experience of the process for our house was ridiculous with the process being clunky in the extreme.

UNDERGROUNDING POWERLINES

Queenstown and surrounds are becoming uglified at a great speed - the entry to Queenstown from the north is now a shopping subdivision of tilt slab constructions. We need to keep everything beautiful that we can - save the trees!

LAGAROSIPHON

It is unlikely that we will win the battle against Lagarosiphon in the long term. Is this money really well spent?

FURTHER COMMENTS

SHEARER, VAUN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Regarding submission 149 to rezone of block of land above beacon point (known locally as sticky forest) from rural to low density residential. I oppose this submission. The land should remain rural zoned or better yet be purchased as recreational reserve by the council, to protect the recreational and rural amenity of the forest and the trails it contains. Users of the forest trails include bikers, walkers and runners from the local community and visiting. Whilst these recreational uses currently face an uncertain future due to private ownership of the land, a rezoning to residential will almost certainly lead to clearing of the land and a suburban character replacing the rural amenity that it provides both to the users and as a visual backdrop to North Wanaka. This is a highly valued and well utilized asset to the community. The use of the term asset here describes something that certainly adds value economically, culturally and environmentally to the local community, despite not being owned by the community. The council should therefore secure access and protect this land for current and future residents and visitors through purchase and establishment of a recreational reserve that recognizes the unique topography, forest cover and established trails in proximity to the township of Wanaka that makes this a truly irreplaceable piece of land.

SHEARER, JEREMY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Regarding submission 149 to rezone the block of land above Beacon Point (known locally as Sticky Forest and the Plantation) from rural to low density residential. I oppose this submission. The land should remain rural zoned or better yet be purchased as recreational reserve by the Council, to protect the recreational and rural amenity of the forest and the trails it contains. Users of the forest trails include bikers, walkers and runners from the local community and visiting. Whilst these recreational uses currently face an uncertain future due to private ownership of the land, a rezoning to residential will almost certainly lead to clearing of the land and a suburban character replacing the rural amenity that it provides both to the users and as a visual backdrop to North Wanaka. This is a highly valued and well utilized asset to the community. The use of the term asset here describes something that certainly adds value economically, culturally and environmentally to the local community, despite not being owned by the community. The Council should therefore secure access and protect this land for current and future residents and visitors through purchase and establishment of a recreational reserve that recognizes the unique topography, forest cover and established trails in proximity to the township of Wanaka that makes this a truly irreplaceable piece of land. Regards Jeremy Shearer

SHEPHERD, TROY

Wakatipu

TRAFFIC ISSUES

This approach is not appropriate. With a large number of rental cars a park and ride approach will not meet the individual needs of commuters. There will never be enough roading, transport or parking spaces no matter what solutions are proposed.

COUNCIL ONE-STOP SHOP

Without understanding the full operating cost of the three facilities and any investment required by earthquake proofing the existing gorge road building it is difficult to evaluate the value of what \$250,000 represents to ratepayers. Is this being provided as fixed price with detailed outcomes from a chosen supplier? Is this inclusive of internal QLDC costs? I would highly recommend the exploration of modern agile based workplace to support a higher density within available options (including new proposed options). An agile workplace would also support civil operations in the event of disaster. What benefit will be presented to ratepayers with the sale of a building that has been publicly communicated as not earthquake resilient? It seems that this activity will have to take place regardless.

RATES, FEES & CHARGES

QLDC dictating land use to land owners is in effect theft through legalised means. This activity borders on theft of indigenous land which has worked out well for both our government and Australia's. Reducing the rates of specific residential property's overburdens those who have other forms of residential property. 1. Rating should be reflective of land use and not dictated to land owners. Land development should be at the owners discretion. 2. Tourism is a far greater earner for QLDC and removal of our local rural features will have a negative impact on the value we currently bring through. 3. The rating system should appropriately recognise smaller properties within the same structure as larger residential property's.

UNDERGROUNDING POWERLINES

QLDC should not be involved. This is a private land rights issue. Any concerned locals should contribute privately.

LAGAROSIPHON

Absolutely

FURTHER COMMENTS

SHEPPARD, KIRSTEN

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I think the council should put money towards securing Sticky Forest. It's one of the main reasons we spend any time in Wanaka. It would be a huge hit to tourism as people would just go and spend time and money in Queenstown instead. I really love Wanaka, it's truly beautiful, but this would be a huge deal breaker when it comes to choosing summer/autumn holiday vacations spots.

SHULL, ERIN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

A submission has been made to change the district plan to rezone Sticky Forrest from rural to residential. As defined by the Annual Plan, "Sticky Forest: A fun network of trails through exotic pine forest in the Wanaka Township. Over 20 tracks to choose from the technical for experts, through to beginners." I oppose the rezoning to residential and would prefer the QLDC buy or lease the land and protect it as a recreational reserve. The single tracks and terrain in Sticky Forest are unique to the area. Many people travel to Wanaka just for the mountain biking within the forest. There is no other place any where near that provides the diversity, the challenge and the fun that the tracks in the forest provide. New residential areas in Wanaka are being developed at an extremely fast rate. The town planning requires a mixture of green spaces, housing and areas for different types of recreational activities. A lot of the green space is now being developed. Please don't allow this one very special area to be developed also.

SIKMA, TIMOTHY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I understand there has been a submission to rezone Sticky Forest (Legal Description: SEC 2 OF 5 BLK XIV LOWER WANAKA SD) from Rural to Residential. Rezoning this unique parcel of land to Residential must not be allowed. Sticky Forest is a outstanding recreational asset to the Wanaka community and should be preserved for current and future generations to use. Keeping Sticky Forest for recreational use is of significantly higher value than what could be obtain through residential development. The council should seek to purchase the land to allow it to become a recreational reserve to secure the recreational, environmental, and visual values of this land for future generations of residents and visitors.

SIM, GRAHAM

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Save the trees, move the lines

LAGAROSIPHON

FURTHER COMMENTS

SIMPSON, LIZ

Wakatipu

TRAFFIC ISSUES

Yes agree that traffic issues need to be made a priority if we are to make Queenstown a vibrant and liveable town/city

COUNCIL ONE-STOP SHOP

Yes absolutely, I am a council employee and a rate payer, as someone who works for council, my private thoughts are that three buildings creates silo and inefficiency issues amongst staff. The general public are never sure where to go for meetings. the lack of space in the current buildings is not good. and although the initial costs may seem expensive, its still better than paying two sets of rent (which I assume are expensive). Hopefully the land under the gorge road building is QLDC owned and so could be offset against the costs of constructing a new building (which again should be developed on Council owned land if possible)

RATES, FEES & CHARGES

Hi, I think reducing the rates for residential flats is a potentially a good idea and will hopefully mean more people are up front about having flats. I do think penalties should be imposed for those with illegal flats as there are so many in the district that are operating under the radar and its not fair on those who are up front. There are no incentives to be up front. Re the farming zone, I agree that zoning should be based on the actual zoning if we are to try and stop land banking. Removing DCN credits should also be considered on land that is subdivided but not developed within 2 - 5 years (see Auckland Council)

UNDERGROUNDING POWERLINES

agree, the power lines are ugly and would look better underground

LAGAROSIPHON

Absolutely are water quality is amazing and a huge draw card for residents/tourism and should be kept that way

FURTHER COMMENTS

No

SIMPSON, NEILL

Wakatipu

TRAFFIC ISSUES

Agree. I believe that a key area for upgrade is the BP roundabout. Cannot this be enlarged (2 lane) by using some of the golf course corner. Then 4 lanes from at least the Stadium entrance and also the highway between BP and airport roundabout. Long term the park and ride option needs further thought (a monorail along the foreshore?)

COUNCIL ONE-STOP SHOP

Agree. Long overdue. The old High School site would be ideal with the car parking under.

RATES, FEES & CHARGES

Agree

UNDERGROUNDING POWERLINES

Save the trees. As the area develops the power could well have to go underground in any case. The trees are already looking mutilated but may recover some of their shape in future. i note people gathering the chestnuts so a food asset also.

LAGAROSIPHON

This is essential work in my view as I am well aware of the amount of time and money spent on Lake Wanaka in the past (and maybe still?). Cheaper to be very vigilant and keep it out of Wakatipu.

FURTHER COMMENTS

I am concerned about the apparent lack of action about feral goats wandering at will in the Gorge Rd area and on Ben Lomond. The Harvest gardens should not have to be fenced off with an electric fence. Plantings that have been carried out in the gorge wetland have been decimated in places. With further planting this area could be a great asset for the community but the goat issue makes further planting here a waste of effort and money. Plantings below Skyline have also severely damaged by goats with no broadleaf surviving and many other plants stunted or killed by goat browsing. This limits the diversity of plants able to survive in this situation.

SINCLAIR, DAVID

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

1.I support the QLDC proposal to allocate \$500,000 towards putting Ladies Mile Power lines underground provided Delta funds at least half the cost of this project. 2.I request QLDC allocate funds for the next trimming of the Ladies Mile trees. 3.I request the Ladies Mile trees be protected under the QLDC 's Heritage Protection scheme.

SKEGG, DAVID & KEREN

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

As QLDC ratepayers since 1989, we strongly support this investment to maintain the iconic trees on Ladies Mile. Sadly the entrance to Queenstown is not nearly as attractive as a few years ago, because of failure to control ugly signage in Frankton and the massive commercial developments between Glenda Drive and Frankton. Hence the preservation of Ladies Mile, with its beautiful row of trees, is more important than ever. Although our own property is in Fernhill, we will be happy to accept the anticipated small increase in rates. Indeed we believe that - although Delta certainly should contribute the other 50% - the Council must find a way of saving these trees, even if Delta does not co-operate.

LAGAROSIPHON

FURTHER COMMENTS

SKEGGS, DAVID

Wakatipu

TRAFFIC ISSUES

I support this.

COUNCIL ONE-STOP SHOP

I agree that you should locate to one location but why does that location have to be in downtown Queenstown and why does it need to be on QLDC owned land. Surely land in the centre of Queenstown could be better used than for office space and a rented location out near Frankton Flats or Remarkables Park would make more sense. I can't see the point in investing capital in a new building when that money could be used for infrastructure improvements. You wouldn't have to spend \$250,000 if you went down this track.

RATES, FEES & CHARGES

I support this.

UNDERGROUNDING POWERLINES

This is an absolute waste of rate payers money. There are a lot more pressing issues to deal with than this such as infrastructure constraints and particularly traffic congestion.

LAGAROSIPHON

I support this.

FURTHER COMMENTS

SKINNER, HUGH

Wakatipu

TRAFFIC ISSUES

Yes

COUNCIL ONE-STOP SHOP

Yes

RATES, FEES & CHARGES

Yes

UNDERGROUNDING POWERLINES

Yes

LAGAROSIPHON

Yes

FURTHER COMMENTS

SMITH, PHIL

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

I'm a pensioner and you have a captive market which is something unique in the commercial sector You have enough funds to operate on, apart from what I received at just over 2% in pension rise , thats it.

UNDERGROUNDING POWERLINES

Look at your budget, if this necessitates a rise above inflation, then your answer is a simple no

LAGAROSIPHON

Not a qldc issue, waterways are a regional council respnsibilty

FURTHER COMMENTS

Be fiscal responsible, remember we grey group are growing, and that will reflect sooner or later in the ballet box !!!

SMITH, GEOFFREY

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Support the QLDC proposal to allocate \$500,000 to pay half the cost of putting power lines underground, if Delta agrees to fund the same amount for the project. Request QLDC to allocate sufficient funds for the next trimming of the 29 Ladies Mile trees. Request that the 29 trees be protected under the QLDC's heritage protection scheme – by stating you wish to seek a variation to the District Plan and include the trees in Appendix 3.

LAGAROSIPHON

FURTHER COMMENTS

SMITH, ANDREW

Wakatipu

TRAFFIC ISSUES

DO NOT PUT IN TRAFFIC LIGHTS ON BLLARATT STREET IT WILL CAUSE CHAOS.!!!

COUNCIL ONE-STOP SHOP

Get on with it !!

RATES, FEES & CHARGES

Agree

UNDERGROUNDING POWERLINES

yes this is the right thing to do and shuld have been done years ago. The trees are a heritage to our children's children and Delta should pay 2/3rds and council 1/3rd of the cost of the proposed project

LAGAROSIPHON

Agree whatever it takes to make it a clean waterway

FURTHER COMMENTS

SMITH, CALLUM

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Here is the text I just wrote in my submission, I did this under the 'other issue' heading after clicking the main link above, anyone can copy and paste in the meantime before bike wanaka get their text here for you to use. Its a rushed response but better than nothing perhaps, or not! Hope this is ok bike wanaka! Thanks, text follows: Re. Re-zoning from rural to residential status for the area in wanaka known as 'sticky forest', please DONT DO THIS! Why? This area provides a unique place for locals to enjoy the outdoor lifestyle for which wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thank you.

SMITH, RUBY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

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SMITH, BRYNN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Here is the text I just wrote in my submission, I did this under the 'other issue' heading after clicking the main link above, anyone can copy and paste in the meantime before bike wanaka get their text here for you to use. Its a rushed response but better than nothing perhaps, or not! Hope this is ok bike wanaka! Thanks, text follows: Re. Re-zoning from rural to residential status for the area in wanaka known as 'sticky forest', please DONT DO THIS! Why? This area provides a unique place for locals to enjoy the outdoor lifestyle for which wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thank you.

SMITH, KATE

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Please don't let Sticky forest mountain bike area be sold for housing and no longer accessible for bikers!

SMITH, QUENTIN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

support

FURTHER COMMENTS

allocated appropriate fund to purchase Sticky Forest including but not limited to part of the proceeds of sale from Scurr Heights.

SMITH & DEDO, PHILLIP & KATHY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

We live on Forest Heights in Peninsula Bay, directly in front of the reserve and trees of Sticky Forest. We are concerned at the potential of this area being rezoned from rural to residential, thereby allowing development that would destroy the forest and surrounding area (reference: M. Beresford's submission dated 20 October 2015). We realise the potential for rezoning is being considered under the District Planning process. Should the rezoning be rejected, we urge Council to allocate funds to buy or lease this area to preserve it for residents' and visitors' recreational use. As Council will be aware, this is a popular area for biking, walking, and playing. The trees are a beautiful, functional, and iconic feature of the landscape and it makes us and many others sick at the thought of residential development taking their place. Also of concern to us is the proposed Plan Change 51 which would similarly allow residential development of a currently protected part of Peninsula Bay. This area is enjoyed by residents and visitors, not just those resident in Peninsula Bay. While our concerns may be seen as "NIMBY" complaints, it is for the benefit of the whole community to protect the remaining "nature" areas we have in town. The untouched, rugged beauty of the landscape surrounding Peninsula Bay is, through its location close to schools and neighbourhoods, easily and quickly accessible. It would be a mistake not to do everything in Council's power to keep it available to all. Thank you for keeping these issues a priority in the 2016-7 Annual Planning process. Phil Smith and Kathy Dedo

SOLTER, WULF

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

I support the QLDC proposal to allocate \$500,000 to pay half the cost of putting powerlines underground if Delta agrees to fund the same amount for the project I request QLDC to allocate sufficient funds for the next trimming of the 29 Ladies Mile tree I request that the 29 trees be protected under the QLDC's heritage protection scheme – by seeking a variation to the District Plan and including the trees in Appendix 3.

LAGAROSIPHON

FURTHER COMMENTS

SOMERVILLE, GWYNNEDD

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Yes

LAGAROSIPHON

FURTHER COMMENTS

SPARY, MIRANDA

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

It's absolutely the right thing to do - we are known as such a beautiful place and ugly power lines can be found everywhere in the world - let's be different. \$500,000 is perfectly doable as a one off. QLDC should also allocate funds for the next trim and not use Asplundh who have the most terrible operators and I have yet to see an efficient or attractive pruning job they have ever done. I would like you to give the trees full protection by putting them on the heritage tree list. It's a real joy to see people picking the chestnuts at this time of the year and it's beautiful all the rest of the time as well.

LAGAROSIPHON

FURTHER COMMENTS

SPENCE, MARK

Wakatipu

TRAFFIC ISSUES

Get the link from Glenda drive to Remarkables park done asap!

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

There should be a bed tax!

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

SPENCE, STEPHEN

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

I believe council should not be penalising farmers (via increased rates) for doing farming operations on their land. Much of the land in question would have been farm land long before residential pressure has caused the land to be rezoned to residential. Further to this council should not be getting so involved with providing affordable housing. Council intervention in this area can cause detrimental effects for existing ratepayers and is a distraction from core council functions. Short of projects on land that council already owns or sensible and sensitive rezoning, I believe council should step back from this dream of affordable housing.

UNDERGROUNDING POWERLINES

No, council should not be spending this much ratepayer money on a project such as this. I think doing this will set a precedent and other private companies or individuals may come forward with their hands out for council money to fund whatever project they feel is important to them. Put the pressure on the lines company to pay for under grounding of the lines themselves.

LAGAROSIPHON

This seems a reasonably small cost to pay for this project. Sounds good.

FURTHER COMMENTS

I think council needs to get more proactive with wasp control in residential areas the district. We live in Quail Rise and the problem has been so bad this year that during Feb, March and April we have been unable to have the doors or windows open without being invaded by wasps. There are acres of council land all around Quail Rise that make perfect habitat for wasp nests and the chances of finding the nests are slim. We have talked to many friends living in other residential subdivisions who have also commented on how bad the wasps seem these days. Currently whenever contacting council about problem wasps I have been told that they can only deal with specific identified nests on council land. This is a very reactive response and is not sufficient to even come close to controlling to what seems to be an increasing problem. I believe the answer lies with investigating a Vespex control program like DOC have been doing in their parks. They claim this program has reduced wasp activity by 95% in controlled ares. I believe a program like this would definitely be beneficial for the district as it could help reduce the numbers of wasps regardless of whether wasp nests are on private or public land.

SPINKS, DANIEL

Wakatipu

TRAFFIC ISSUES

Yes, although work on the Melbourne St bypass should begin sooner.

COUNCIL ONE-STOP SHOP

Yes. The council should operate from one location. any building should be practical, modest and built in a non-prime location.

RATES, FEES & CHARGES

Yes. More needs to be done to increase supply of affordable housing. Queenstown is now too expensive for a couple with no children and well paid jobs to buy even at the very low end of the market.

UNDERGROUNDING POWERLINES

Saving the trees is definitely the right thing to do! The mere suggestion of removing them is abhorrent and will likely see mass protest to cutting them down. The drive in to Queenstown is spectacular and these trees play a significant part to this. (Perhaps this is taken for granted by some?) To suggest though that the only way get around this is to put the cables underground seems as though you are looking for support to cut them down? Could the lines and poles not be moved just a few meters south? At the end of the day, if undergrounding is the only option then I would support that over removal of the trees.

LAGAROSIPHON

Yes, absolute every effort should be made to protect the Wakatipu and it's pristine water!

FURTHER COMMENTS

With the massive increase in growth the council needs to be bold in it's decision making for the future. Importantly, listen to the many brilliant ideas from the innovative people of this great town. The government needs to play a bigger part in funding larger scale infrastructure and the council needs to push this. Affordable housing supply is becoming a major issue, Businesses will loose good people who decide this town is just too difficult and expensive to live in.

STALKER, BILL

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Regarding submission 149 to rezone of block of land above beacon point (known locally as sticky forest) from rural to low density residential. I oppose this submission. The land should remain rural zoned or better yet be purchased as recreational reserve by the council, to protect the recreational and rural amenity of the forest and the trails it contains. Users of the forest trails include bikers, walkers and runners from the local community and visiting. Whilst these recreational uses currently face an uncertain future due to private ownership of the land, a rezoning to residential will almost certainly lead to clearing of the land and a suburban character replacing the rural amenity that it provides both to the users and as a visual backdrop to North Wanaka. This is a highly valued and well utilized asset to the community. The use of the term asset here describes something that certainly adds value economically, culturally and environmentally to the local community, despite not being owned by the community. The council should therefore secure access and protect this land for current and future residents and visitors through purchase and establishment of a recreational reserve that recognizes the unique topography, forest cover and established trails in proximity to the township of Wanaka that makes this a truly irreplaceable piece of land. If the forest is ever harvested, the land should be replanted in native species and developed as a recreational forest park

STANFORD, RACHAEL

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

1) Opposition to Dog Control fee increase: I do not support the proposed change/increase in fees to dog owners in regards to dog control. If it can't be paid for by all the rate payers then it should be paid by owners of dogs that require animal control. Most dog owners are responsible and do not need such a service! The rates we all pay are spent on many things we do not all use, animal control should be no different. & 2) Regarding submission 149 to rezone of block of land above beacon point (known locally as sticky forest) from rural to low density residential: I oppose this submission. The land should remain rural zoned or better yet be purchased as recreational reserve by the council, to protect the recreational and rural amenity of the forest and the trails it contains. Users of the forest trails include bikers, walkers and runners from the local community and visiting. Whilst these recreational uses currently face an uncertain future due to private ownership of the land, a rezoning to residential will almost certainly lead to clearing of the land and a suburban character replacing the rural amenity that it provides both to the users and as a visual backdrop to North Wanaka. This is a highly valued and well utilized asset to the community. The use of the term asset here describes something that certainly adds value economically, culturally and environmentally to the local community, despite not being owned by the community. The council should therefore secure access and protect this land for current and future residents and visitors through purchase and establishment of a recreational reserve that recognizes the unique topography, forest cover and established trails in proximity to the township of Wanaka that makes this a truly irreplaceable piece of land.

STAPLES, JULIET

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. The biking and running trails in this area are one of a kind and would be hard to replicate in another area. I understand that mountain biking is a growing sport which attracts tourists to this area. Wanaka is growing, however, areas such as Sticky Forest should be protected from development due to their outstanding natural beauty. A town such as Wanaka needs a balance of green spaces, public spaces and recreational spaces within its town limits and Sticky Forest provides this balance. If QLDC could purchase or lease this land in order to keep it as an area for recreation it would benefit both residents on Wanaka (and surrounding areas) and tourists. Thank you

STAPLES, SCOTT

Wanaka/Upper Clutha

TRAFFIC ISSUES

Right thing to do

COUNCIL ONE-STOP SHOP

No opinion

RATES, FEES & CHARGES

No opinion

UNDERGROUNDING POWERLINES

Put them underground

LAGAROSIPHON

Right thing to do

FURTHER COMMENTS

Do not rezone sticky forest as residential. It is an amazing facility for current residents and tourists and in my opinion would devalue wanaka.

STAUFENBERG, ULRICH

Wanaka/Upper Clutha

TRAFFIC ISSUES

I believe this is the right thing to do, move the project forward in 2017/17 financial year

COUNCIL ONE-STOP SHOP

We should not spend any funds in this project in 2016-17.

RATES, FEES & CHARGES

The increase should be more drastic for alcohol licensing to reflect the real cost on society. The dog regestreation fee should be vary on the on the base on the district plan zoning, less in rural and higher in high density zoning. This would reflected the use of public land.

UNDERGROUNDING POWERLINES

We should save the trees and moving the powerlines underground. The Landscape is to important.

LAGAROSIPHON

I agree

FURTHER COMMENTS

STEPHENS, ATHOL

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Of course it is the right thing to do. And it's been done before, here and in Dunedin, with excellent results. I encourage Council to do the same thing along Peninsula Road in Kelvin Heights. We will be admiring the uncluttered views long after we have forgotten how much it cost.

LAGAROSIPHON

FURTHER COMMENTS

STEVEN, E ANNE

Wanaka/Upper Clutha

TRAFFIC ISSUES

yes desperately needs attention

COUNCIL ONE-STOP SHOP

makes sense but think \$250 000 is too much for a feasibility study - try to reduce it by using more efficient and fewer and/or local consultants

RATES, FEES & CHARGES

not sure re increasing rates that dont match actual land use as a dog owner I accept that I should shoulder the majority of the cost of dog control and related services so thats OK. but I expect better facilities such as frequent waste disposal units (not open bins please) and provision of safe fenced dog run area for community use. If resource consent fees rise so should efficiency to keep actual payments reasonably level (so you pay for what you get and get value for money). Overall principle of increasing fees to users to reduce overall rates is supported.

UNDERGROUNDING POWERLINES

yes absolutely and make sure any new or relocated lines go underground from now on

LAGAROSIPHON

yes we have to keep working on our weeds - perhaps also consider increasing money for wilding tree control as we are still not winning that war!

FURTHER COMMENTS

Budgets should be allocated for purchase of strategically important open space areas, for the long term benefit of future residents and visitors of Wanaka, for the protection of open space containing urban growth and preventing sprawl of built up areas over prominent ridgelines, and for the protection of natural values. Examples are Sticky Forest, and Little Mt Iron.

STEVEN, ELLIOT

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Budgets should be allocated for purchase of strategically important open space areas, for the long term benefit of future residents and visitors of Wanaka for recreational use, and for the protection of open space containing urban growth and preventing sprawl of built up areas over prominent ridgelines, and for the protection of natural values. Examples are Sticky Forest, and Little Mt Iron.

STEVENSON, JUDY

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I am Madame Lorax. I speak for the trees. I speak for the trees for the trees have no tongues. And I'm asking QLDC at the top of my lungs, Save the 29 trees on Ladies' Mile, please. Goodness, plant more not less. Shifting the poles would be best to the East, They can have bells and whistles And make electricity for the cities. It is not impossible to decorate pylons and poles with voltaic cells and small wind generators to make green, sustainable electric energy. The technology to convert DC to AC is known by some, but the gap between Generators and Distributors makes it difficult in this country after political reforms. It is not impossible however, and with government and corporate co-operation it could be done. Therefore the lines could be shifted eastward and the trees remain. Putting them underground is expensive and not equitable as why there and not here, where the view is better. Also, Once-ler (Aurora/Delta) why do 29 innocent, carbon consuming Tuffula trees have to be sacrificed because you made bad choices up north after other forces of nature ? Were you trying to benefit from our neighbour's misfortune ? There are several other reasons why the trees need to stay and I will put them in my written and verbal submission. This " old, nuisance Madame Lorax " has more gripes as well, concerning roads, sewage, parking, the airport, housing, transport, rates, and general infrastructure. I would like the opportunity to tell the council about them and to congratulate it for operating so well under very difficult circumstances. With thanks and recognition to Dr Seuss in " The Lorax."

STEWART, DUNCAN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re-zoning of Sticky Forest/Plantation in Wanaka - this should not happen. This area provides a unique place for locals and visitors to enjoy the outdoor lifestyle for which Wanaka is rightly famous. Sure there are other bike trails in and around Wanaka, but there is a very high concentration of high quality trails in Sticky Forest and it is also great place for walkers with some stunning views that you can't get to any other way. Many years of voluntary effort have been put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in Wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'Wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thank you.

STEWART, MICHELLE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area is one of my favourite places to exercise, and is especially good for my dog (as all the stony trails cut his feet). Every time I visit I met people visitors to our region riding in the forest, and the odd one hiking too. Always they have a huge smile on their face and talk to them about what trails they are riding and how they are enjoying them. This area is such a Wanaka drawcard. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The terrain and its views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is an activity which is growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people as it is so close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

STEWART, MATT

Wakatipu

TRAFFIC ISSUES

While I see a lot of work going towards traffic management to relieve congestion, I am not seeing improvements in the public transportation options. The current bus fare to get from Fernhill to Queenstown (2km) is \$4.50. I find that very cost prohibitive and all but eliminates that option for me. The prices seem to be aimed at the tourist and not the people living here. A weekly bus pass is \$47 . . . making a monthly pass \$200! Instead of taking the bus, the fare pushes me to drive my car or ride my bike into town. For both car and bike, it is hard to find parking. (Where are the bike racks in town?) We can reduce the number of the cars by getting people to use public transport. I would like to see bus system that has a fare that encourages people to take the bus, that is cheaper than driving a car. Give people a reason to take the bus.

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I have heard that a submission has been made to rezone Sticky Forest (aka The Planation) in Wanaka from rural to residential. Sticky Forest is big part of my recreation activities while in Wanaka. Although I live in Queenstown, I ride at Sticky Forest 5-10 times a year. I would like to see Sticky Forest preserved at as a recreational reserve. I think that it important asset to the area.

STEWART, MAURA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I have been made aware that some plans maybe in order to make changes to Sticky Forest in Wanaka. I use sticky every day as my 'go to place' to enjoy nature at its very best. And when the town is over-run with tourist, cars and camper vans it is a joy to go there. We need to keep this serene place as a reminder of what Wanaka was, a peaceful beautiful spot, sadly Wanaka seems to be heading in the complete opposite direction.

STONE, MONICA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The terrain and its views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is an activity which is growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people as it is so close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

STRAIN, TONY

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

Increasing rates on zoned farm land will do nothing to increase the supply of affordable housing as this is usually high value land and also the cost of development caused mainly by council planning regulations will mean that sale prices will always be high. Let the market sort the housing shortage out - ie rents / house prices go up - wages go up - cost of coming to Queenstown goes up - less people come - demand drops . Proof that "affordable" housing does not work is the resales in area's like Shotover Country where the people are already selling up and making a good profit.

UNDERGROUNDING POWERLINES

Before any money is committed an arborist report needs to be done after the recent heavy pruning . Also other options need to be considered such as replanting inside the power lines with large trees then removing the existing trees in 5 years time.

LAGAROSIPHON

FURTHER COMMENTS

Water - The Arrow Irrigation scheme can supply non potable water to most of the Wakatipu basin presently at 1 cent per cu meter thus the QLDC should make better use of this water and take the pressure off the existing potable schemes which supply large amounts of water used for irrigation of parks and reserves.

STRANG, MARK

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky forest is a very important part of the Wanaka Community. It is an incredible facility that we cannot afford to lose. I strongly believe the council should ensure that it is saved and preserved.

STRINGER, LOUISE

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Yes - the trees are an iconic part of the approach to Queenstown, and to see them removed would be an absolute travesty. I urge the council to follow through with this proposal, Queenstown wouldnt be the same without it.

LAGAROSIPHON

FURTHER COMMENTS

STRONG, MILLY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The terrain and its views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is an activity which is growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people as it is so close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

STUBBS, KEITH

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

This is in regards to Sticky Forrest mountain bike area in Wanaka. I realise the current zoning request change is only for a small part of the forest, however I would like to see QLDC make every effort to maintain the zoning of the main forest area and help us retain an important recreational area to Wanaka. Sticking Forrest is the 7 Mile Bay of Wanaka. With mountain biking growing so rapidly (for both locals and tourists) it's important to retain this great facility that has been nurtured by local bike enthusiasts for so many years. Wanaka is dubbed as "A Lifestyle Reserve"... Let's keep it that way. P.S. All the other proposals made are great!

SUTHERLAND, GEMMA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Regarding the proposal to rezone beacon point- commonly known as sticky forest, as low density residential, I oppose this submission. The land should remain rural zoned, or council should consider purchasing as a recreational reserve. It is a fairly unique elevated landscape around the lake, providing locals and visitors with walking and biking trails, and views of the iconic mountains and lake that are wanaka. It also breaks up the residential block of north wanaka, and maintains a rural and hilly backdrop. Although currently under a joint private ownership, this area is hugely utilised by locals and visitors alike. In particular mountain bikers bring visitors and “adventure tourism” to wanaka, and this particular network of trails elevate the standard of what’s on offer, and connect the lake trails with the outlet, alberttown, and Dean’s bank. The council should instead surely be focusing on trying to secure access and protect is land for current and future residents and visitors of this irreplaceable corner of precious non residential wanaka.

SWAIN, ROSS

Wakatipu

TRAFFIC ISSUES

This does need urgent attention

COUNCIL ONE-STOP SHOP

Is the inconvenience worth the cost

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

I think this should go ahead, the trees are worth saving as they enhance the scenic beauty of the road, in addition power supply should be more stable with underground cables

LAGAROSIPHON

A worthy cause

FURTHER COMMENTS

SYMONDS, NATALIE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: re-zoning the precious Sticky Forest from rural to residential. I strongly disagree with this part of the annual plan for the below reasons: This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The terrain and its views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is an activity which is growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people as it is so close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you. Natalie Symonds

TAPPER, RICHARD

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

I wish to support the QLDC proposal to allocate funds for half the cost (up to \$500,000) of putting power lines underground, and if necessary privately and publicly pressure Delta to match the QLDC funding for this project. I request the QLDC seeks competitive tenders from other sources if Delta pricing for this project is seen to be excessive. I request the QLDC seeks additional funding from other sources if Delta will not match the QLDC funding. I request that QLDC allocates sufficient funds for the next trimming of the 29 Ladies Mile trees. I request that the 29 trees are protected under the QLDC's heritage protection scheme – by seeking a variation to the District Plan and including the trees in Appendix 3. I request that the QLDC identifies other locations with outstanding landscape values in the Council's jurisdiction, that would benefit from power lines being placed underground and to prioritise them for a long-term plan to have these lines placed underground. I request QLDC is more proactive to ensure there are no further attempts to impair outstanding landscape values in their area of jurisdiction.

LAGAROSIPHON

FURTHER COMMENTS

TAYLOR, STUART

Wakatipu

TRAFFIC ISSUES

Yes, as traffic this year already (2016) is difficult to manage as a business that needs access to the CBD and parking.

COUNCIL ONE-STOP SHOP

Yes, the council buildings should be centralised.

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Yes I support this as long as there is a fair 50/50 share of the costs with the lines company. If the power lines cannot go underground, then the trees have to go, as behind them is a pretty spectacular view. Thank you

LAGAROSIPHON

Yes this needs to be done and managed.

FURTHER COMMENTS

TAYLOR, BRITTA

Wakatipu

TRAFFIC ISSUES

Fast action is vital, so I support this proposal. Decisions, plus construction seem to take an enormous amount of time which is very frustrating for residents.

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

These trees provide an attractive “approach corridor” to Queenstown . They also soften the look of nearby development and I would like them to be retained. Ideally, Delta should pay the full cost of this project but if Council is going to make a contribution I am in support. The council contribution should be capped at \$500,000 rather than 50% of the cost which could easily “ blow out”

LAGAROSIPHON

I support this proposal

FURTHER COMMENTS

Just get on with it! Our infrastructure needs to be prioritised to cope with the explosion of visitors. Government funding must be provided, especially as Queenstown is generating enormous revenues that disappear into the Government coffers

TAYLOR, JOHN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Yes, definitely. Please allocate funds for the shifting of power lines underground. I accept that there will be a rates increase to fund the shifting of lines. I would accept total funding. The lines company should of course be strongly encouraged to pay their portion. The trees along Ladies Mile are now iconic, they are beautiful, and they enhance the scenic value along the eastern entrance to Queenstown and vica versa to Lake Hayes/Arrowtown. The trees enhance the magestic landscape. There will be other instances within the Wakatipu Basin and in the Upper Clutha where a similar situation will arise. Trees when they are right for the particular situation/location and are enhancing the landscape should always be retained and works done, such as shifting them underground, to achieve retention.

LAGAROSIPHON

FURTHER COMMENTS

TELFER, SIMON

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

Yes.

FURTHER COMMENTS

What are your plans for Plantation (Sticky) Forest in Wanaka? Access to this treasure was one of the reasons we moved our family down from Auckland to live here permanently (and inject a significant amount in to the local economy through house renovations and time to community causes). Could you please make provisions in the plan to secure ongoing access to the forest by working with landowners and other stakeholders to either buy or retain full access for recreational use. Thanks

THOMPSON, JOHN

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Freedom Camping. We have several sites being used and abused by campers, This may be a growing issue as tourist methods change. Is it possible to create a camping site at the Shotover river, the old gravel dump between the new and old bridges is a possible. The carparks are currently used, the site could easily be tidied and basic toilet and rubbish facilities built. A modest charge Would cover costs.

THOMPSON, ANGELLA

Wakatipu

TRAFFIC ISSUES

Yes!

COUNCIL ONE-STOP SHOP

No. This is a complete waste of money that needs to go into infrastructure and services. How can you suggest raising prices for swimming, etc when you are suggesting this? Make the council look a little bit selfish!

RATES, FEES & CHARGES

No, everyone has the same services, so we should all pay our fair share of the rates. This is assuming people in affordable housing are worse off than people in normal housing. This is not the case, everyone struggles with costs here, especially rates. We should all pay equally for the services we use.

UNDERGROUNDING POWERLINES

Yes. Also help with continued power cuts problem in Winter on LHE.

LAGAROSIPHON

Yes

FURTHER COMMENTS

I think QLDC needs to think very carefully about infrastructure and the amount of visitors and tourism allowed. As the area gets bigger rate payers will pay more for visitor amenities. This is not fair. We need a tourism tax and also to clamp down on freedom camping. We need to ensure we keep Queenstown looking beautiful and it does not get spoiled with built up areas and fast tracked affordable housing.

THOMPSON, GREG

Wakatipu

TRAFFIC ISSUES

Yup - need to progress the Inner Links

COUNCIL ONE-STOP SHOP

Would be good to have all the QLDC services in one location but perhaps better located at Frankton Flats now rather than in the town centre where it is increasingly harder to access.

RATES, FEES & CHARGES

Some good ideas here. What about also increasing the rates for other undeveloped (empty) sections in the residential areas. There are a lot of people sitting on sections (and have been for years) without firm plans for building. Increasing their rates to the full rate as if the section was built on would encourage more to get cracking and build or onset to someone else who will build.

UNDERGROUNDING POWERLINES

Not clear for how long this surcharge would be applied. Is it a 'once only' (would be happy to support) or is it going to be an annual charge (for how long)? Would be very concerned if it was the latter as this would be seen as a rate increase by stealth. Also what is going to trigger the surcharge. Are you going to have a commitment from Delta before you set the rates or, if not, would the surcharge then apply from the following year? What if you collect the surcharge and then Delta decides not to support it - what happens to the \$'s collected already?

LAGAROSIPHON

Support - need to keep on top of this weed (like wilding pines).

FURTHER COMMENTS

1. Would like to see a pedestrian footpath built down from Quail Rise to Tucker Beach road. Currently pedestrian access down Ferry Hill Drive is on the grass verge (slippery when wet) and at one point pedestrians need to go out onto the road to get around an overgrown tree. There is a good network of footpaths all around Quail Rise but no pathways to escape out! 2. Work with Trails Trust to build a cycle pathway from the top end of Ferry Hill Drive to connect with the new Frankton Flats roundabout. This would significantly increase the safety of cyclists coming out of Quail Rise so that they don't have to cross SH6 and also the need to descent to almost the Shotover River then ascend again back up to the Frankton Flat elevation. Could well increase the use of cycles for Quail Rise residents to and from Frankton, Events Centre and Five Mile

THOMPSON, PHIL

Wakatipu

TRAFFIC ISSUES

Yes, we need to act now not once the problem is worse. Consider a transport hub and continuous free (or very cheap) shuttles along Frankton Road to get more people off the roads.

COUNCIL ONE-STOP SHOP

Yes. It makes sense to have all services located in one building and, one assumes, would also help reduce some costs.

RATES, FEES & CHARGES

Predominantly yes. In respect of pool charges I would prefer to see a “locals rate” or ratepayers discount card as seen elsewhere in the country. As a ratepayer I feel it would be better to have slightly higher charges for visitors and tourists who don’t contribute through rates. They are also less likely to worry about this when on holiday.

UNDERGROUNDING POWERLINES

Yes I am for this idea. I think retaining the nice entrance to the town is worthwhile. We should also be doing something about the “entrance” between the airport and BP. Stop the parking, make it 4 lanes and plant trees along this stretch also.

LAGAROSIPHON

Definitely. Don’t wait until it is established like wilding pines!!!

FURTHER COMMENTS

Would like to see much more discussion and options considered for transport into and out of cbd. Many overseas cities and towns have great options and it would be better to establish something world leading now rather than have to be reactive later and find we missed opportunities. There will only be more and more people coming to Queenstown so act now.

THOMPSON, NANCY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Regarding submission 149 to rezone of block of land above beacon point (known locally as sticky forest) from rural to low density residential. I oppose this submission. The land should remain rural zoned or better yet be purchased as recreational reserve by the council, to protect the recreational and rural amenity of the forest and the trails it contains. Users of the forest trails include bikers, walkers and runners from the local community and visiting. Whilst these recreational uses currently face an uncertain future due to private ownership of the land, a rezoning to residential will almost certainly lead to clearing of the land and a suburban character replacing the rural amenity that it provides both to the users and as a visual backdrop to North Wanaka. This is a highly valued and well utilized asset to the community. The use of the term asset here describes something that certainly adds value economically, culturally and environmentally to the local community, despite not being owned by the community. The council should therefore secure access and protect this land for current and future residents and visitors through purchase and establishment of a recreational reserve that recognizes the unique topography, forest cover and established trails in proximity to the township of Wanaka that makes this a truly irreplaceable piece of land.

THOMSON, GEOFFREY

Wakatipu

TRAFFIC ISSUES

Yes.

COUNCIL ONE-STOP SHOP

Yes.

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Yes.

LAGAROSIPHON

Yes.

FURTHER COMMENTS

Lake Wakatipu Islands Management Plan Update, and start of a weed control programme on the islands. Summary 1. The Management Plan for the Lake Wakatipu Islands dated 1 November 1995 needs updating. 2. Funding of \$7,000 is requested for 2016/17, for QLDC to update the Management Plan, and start a programme of eradicating noxious weeds (particularly gorse, broom, Spanish Heath, and grey willow). (\$2,000 for the management plan update - including the current extent of noxious weeds present, and \$5,000 to start a weed control programme. Discussion 1. Management Plan. The 58 page plan dated 1 November 1995 needs updating. Since it was written, some 40,000 native seedlings have been planted under the direction of Neill and Barbara Simpson to enhance the area. neill has indicated that control of weeds is now the priority of the "Wakatipu Islands Restoration Trust", and he will request funds from QLDC to undertake some work this year. 2. Noxious weeds. A combined approach by ORC, DoC, LINZ, and QLDC to control gorse, broom, Spanish Heath and willows on reserves in the Upper Wakatipu (north of Bennett's Bluff) was started this year. A north to south approach is being made to clear the weeds in the direction of the prevailing wind and river currents. A co-ordinated approach by all authorities will ensure maximum efficiency of the control programmes that each one is undertaking. A good start has been made, and future meetings to monitor progress, and plan the next year's control work, are planned. The aim is to gradually extend the ORC's "gorse and broom free" areas over a 10 year period. 3. The Lake Wakatipu islands need to be part of the weed control programme: a) to enhance the naturalness if the islands, b) to clear tracks of weeds to allow the public better access around the main islands, c) to ensure seeds from noxious weeds on the islands do not spread downstream to mainland areas.

THOMSSON, LARS

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Hi, Lars Thomsson here, Wanaka resident, rate payer and father of three keen bikers. Regarding the area in wanaka known as 'sticky forest'. Sticky forest is to Wanaka what the downhill biking is to Queenstown, but it is made by the people of Wanaka with small means. This is were the locals go biking, this is were we take our kids to progress in mountain biking. Sticky forrest is well known to mountain bikers all over the world. Ask all the bike rentals in town were there clients go biking. Sticky Forrest is an awesome asset for Wanaka, it is within biking distance from most places in Wanaka, it is beautiful and it is free Please do not Re-zone this green oasis from rural to residential status. At the moment there are plenty of land being developed and more are coming up for tender, there is North Lake, Three Parks, Land are out for tender next to Hikuwai and a big chunk of land close to Kings drive. When Wanaka get more populated these recreational areas get more important and will also make Wanaka a more attractive place, If we are going to build on all the attractive land we going to turn Wanaka in to "Just another city" Stay out of Pembrok Park and Sticky Forest, there are and will always be plenty of land for sale and made available for sale. Please listen to the people who live here now and who has made Wanaka what it is. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Best Regards Lars Thomsson

THRONE, SCOTT

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

The possible change in the use of the area known as sticky forest. From rural to residential I am not in favor of this I have used the area to walk almost every other day with my dogs for ten years. It is an area which should be protected from development. You have peninsular bay covering the lower slopes then the new large Northlake development at the back. The area being a hill which can be seen from a distance. Covering it in houses we would lose green space that softens all the development going on in the area. A big loss to Wanaka. Apart from that the area has great short walks and mountain bike tracks that are enjoyed by a varied group of people as Wanaka grows the area will be used more by people wanting to enjoy the outdoors which makes Wanaka special.

TIBBS, KATHRYN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I oppose the re-zoning from rural to residential status for the area in Wanaka known as 'sticky forest'. This area provides a unique place for locals & tourists to enjoy the beautiful outdoor lifestyle Wanaka has to offer. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and visitors alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are already many areas in Wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'Wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. With large developments like Northlake and Pensula Bay recently set up as residential, it is important to maintain mixed areas for recreation & nature between the increasing numbers of scattering of housing ... further development to these already built areas will decrease the quality of lifestyle/property values etc. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered in perpetuity to secure the quality of lifestyle so many value here in Wanaka. Please do not rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thankyou

TIDDY, RAY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The terrain and its views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is an activity which is growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people as it is so close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

TIPPING, RAEGAN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The terrain and its views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is an activity which is growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people as it is so close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

TOMPKINS, NICKY

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

In principal, yes. However, what are the projects that will not receive funding as a result of allocating funds to design work on new Council premises. I feel that water, sewage and traffic solutions are more urgent.

RATES, FEES & CHARGES

Yes.

UNDERGROUNDING POWERLINES

I absolutely support the Council's initiative to allocate \$500,000 towards the cost of putting the powerlines underground on Ladies Mile. It's heartening to see the Council respond to community wishes in this way. I would also like to see an amendment to the District Plan so that these trees could be protected under Appendix 3. As an aside, it's extremely upsetting that Delta did such an appalling job on trimming the trees this year, clearly demonstrating their disdain for nature and community feeling. Going forward, I request that the Council consider ways to mitigate this disdain by seeking alternative routing for Delta's powerlines where appropriate. The developments at Five Mile and Mitre 10 Mega have degraded one of the main gateways to Queenstown and for some reason they have been allowed to 'landscape' their intrusion with tussock and a few poplars (lest we forget: falling poplars have killed at least one local when they became top-heavy for their roots). Why aren't native trees and shrubs part of their compliance? Although the trees along Ladies Mile aren't native, they are mature and were a beautiful addition to the driving experience along Ladies Mile. Please do what you can to save them for the community - and visitors - and to have an arborist restore them to allow natural growth and shape.

LAGAROSIPHON

Yes, I agree to the Council allocating the above funds to stop the spread of Lagarosiphon.

FURTHER COMMENTS

TONER, EILEEN

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

I think your dog control fee changes are excellent as there is reduction for dog owners with trained animals and well fenced properties. Wonder if there could be further reduction for dogs, who have never been subject to complaint or picked up by pound as I feel this would also help motivate dog owners who are less than responsible.

UNDERGROUNDING POWERLINES

Absolutely the right thing to do - with climate change we need to have local policy on saving trees or if needing removal at least being replanted one for one. Our trees are what many of our visitors come to see (ie autumn colour) so lets protect them.

LAGAROSIPHON

FURTHER COMMENTS

TOOR, KAMEL

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I disagree with Increasing fees to support the implementation to the new food plan. As a small business running a restaurant in an extremely seasonal town with rates, rent, etc comparable to major cities with higher volumes of trade, we suffer completely. The costs of running a restaurant are continuously increasing and business owners wear these costs because you can only put your prices up to a certain point or you will lose patronage and become known as an expensive establishment. If there is an increase in the costs involved to implement the new system which cannot be supported by the current fees then the implementation process needs to be restructured. Restaurants will already experience extra costs during this process as they will be required to change their internal processes. As a operator of a restaurant, we experience increases in costs throughout the year and we are forced to look for solutions so that these cost is not forced onto our customers and I suggest you do the same. There are quite a lot of pressures already placed on businesses in small, seasonal expensive towns. As the costs of running restaurants increase, we will need to increase our prices which will effect overall patronage. You will end up with a new food plan but increased prices will effect business. Increasing fees is not supporting local business. A detailed breakdown of the increase in costs involved to implement the new system must be presented.

TSAI, LISA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is such growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people with it this close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

TUFFNELL, ALEX

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Don't take Sticky Forest away! It is a large amount of forest and an awesome bike trail network, and I know a lot of people that would hate to see this go, especially to make some stupid development. There is enough land in this area that is undeveloped, I strongly believe that Sticky Forest is an iconic part of Wanaka, essential forest life, and the main mountain bike area in Wanaka... Don't let greedy scum develop our precious forested land!

TURLEY, PHILIP

Wakatipu

TRAFFIC ISSUES

The pre eminent problem is at the BP roundabout. The road has been constricted to one lane from the airport and needs to be two together with a third lane to allow left turn to town .It wouldn't cost much. An 4 lane underpass could be considered to allow through traffic to continue on to five mile etc with a left lane leading up to allow exit to either the adjacent shopping precinct (BP etc) or to the airport thus freeing up a large amount of traffic on the roundabout. Agreed more money but it would cure the problem for the future . A park and ride concept could be considered but is not the answer in my opinion I have heard lights are being considered but feel that just regulates the problem and does little to address the problem

COUNCIL ONE-STOP SHOP

Having all the council in central QT would seem reasonable but where are all its visitors to PARK?? If money is to be spent in this way it needs to be out Frankton way with a large dedicated car parking area. Otherwise save the poor suffering rate payer some money and continue to be inconvenienced

RATES, FEES & CHARGES

OK except for the farmers who are going to be rated out

UNDERGROUNDING POWERLINES

I like the trees as well but the cost is disproportionate to the problem. Think harder or accept they are on private land and stay out of it

LAGAROSIPHON

ok

FURTHER COMMENTS

I am pleased to see Council has had another thought on the Convention Centre. The Ratepayer is NOT a bottomless pit to be exploited to fulfil town planners aspirations

TYRRELL, MATTHEW

Wakatipu

TRAFFIC ISSUES

I feel this is one of the most felt issues in Queenstown today, impacting locals and visitors alike. Please, more money on research, consultation and action.

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Trees are on private land, it should be a matter between the landowner and Delta. If a public group wishes to raise funds great, I however think the money better spent elsewhere.

LAGAROSIPHON

FURTHER COMMENTS

TYRRELL, LIBBY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

dont wreck sticky forest, its a highlight of wanaka.

UNDERDOWN, JAN

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

I support the council allocating \$500,000 for the undergrounding of the power lines. These trees make a beautiful entrance to the area and should be retained.

LAGAROSIPHON

FURTHER COMMENTS

URQUHART, CHRIS

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Concerns over the re-zoning of sticky forest. My friends and I and the greater part of the community I know and socialise with, both young and old enjoy the use of the mountain bike tracks in sticky forest. I'm not sure the money hungry machine that this district is becoming understands the direct value of this resource. Mountain biking brings money into towns. The amount of tourism this resource generates for our town is fantastic and the other mountain bike trails around the Wanaka area are not up to the same fantastic standard these tracks. The around the lake tracks attract a certain type of biker and that's great, but the trails in sticky forest provide a diversity these others just don't meet. I've met all types of people over the years in sticky forest, and guided my fair share around in there. And the theme that rings true with everyone of them is : that it is an amazing spot and we are very lucky to have biking of that quality in Wanaka. If it were to disappear. It would be a shame as there is nowhere else in this area to create anything like what's already there. We need a plan to lease or preferably purchase this area for the community. I hope , and I know I speak for a lot of others when say please can we consider further than the tips of our noses and think about the future of our community resources, and not turn a beautiful spot into another subdivision. Lord knows we've plenty of those already, and wel create plenty more.

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky forest should stay as a forest bike park.

VALLE, MONICA

Wanaka/Upper Clutha

TRAFFIC ISSUES

Please keep Sticky Forest for us to enjoy it's magical perfection! Please do NOT let them destroy this as it is one of the BEST features to our beautiful little town! Sticky Forest is a Wanaka

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

Please KEEP STICKY FOREST!!!!

UNDERGROUNDING POWERLINES

Love this

LAGAROSIPHON

FURTHER COMMENTS

PLEASE KEEP STICKY FOREST AND LEAVE THIS MAGICAL PART OF WANAKA ALONE!!! IT IS PERFECT AND A MUST IN OUR SWEET TOWN. KEEP STICKY FOREST KEEP STICKY FOREST KEEP STICKY FOREST

VAN NUGTEREN, PETER JOHN

Wanaka/Upper Clutha

TRAFFIC ISSUES

ASAP! the traffic already banks up at the airport turn off from mid day!

COUNCIL ONE-STOP SHOP

Lets QLDC lead the way to a sustainable new office..... how about a net plus building! With the idea that this could also be implemented in residential houses in the area.

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Are the power line on private property? Does delta have a easement over these lines? I don't think that QLDC should pay for this. DELTA is to pay. No more pruning of these trees, they are all being damaged.

LAGAROSIPHON

FURTHER COMMENTS

VAN PRAAG, RENEE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is such growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people with it this close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

VARAINE, MORGAN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

All powerlines should be moved underground

LAGAROSIPHON

FURTHER COMMENTS

Sticky Forest in Wanaka is a local biking hub and the closest bike focused recreation area for Wanaka residents. The local bike club is very active in managing the trails and running events there, and QLDC should rethink their idea of zoning the area residential and carving it up for private use. With proper management of the trees, Sticky forest could be much more than simply a Bike playground. It could become a recreation reserve for a people to enjoy, with walking trails and picnic areas in the many sheltered clearings found throughout the forest. It is also an excellent place to escape the heat of the day during summer, and is only a short jaunt from the Lake edge for swimming. Please don't turn one of the last lake side piece of land into some multi million dollar residential subdivision, there are already plenty of those marring the natural landscape.

VAUGHAN, RUTH

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky Forest in Wanaka is an asset to the regions tourism, locals and ethos. As it is currently privately owned there is no secure long term management for its preservation going into the future. I would like to support 'Bike Wanaka' and the Wanaka mountain biking community as well as the numerous tourists who use this recreational asset, by requesting the consideration of purchase or long term lease of this property. Ruth Vaughan (Hawea Rate payer and Sticky Forest user)

VERMEIR, KRIS

Wakatipu

TRAFFIC ISSUES

Put forward a good green public transport model. You are never going to stop people from commuting using their own cars if you keep doing what you are doing - removing parks and increasing the cost of parking does not help, as witnessed by the fact that cars are being parked further away from the CBD. Locals will always find that spot with a free park. Your current approach just creates resentment. Be proactive as a council - be the first council to offer free public transport - use a fleet of electric buses or buses that run on biodiesel. Set an example. Have a public transport network that is extensive and frequent. Introduce a local bylaw that all traffic must give way/priority to buses. I would happily pay more rates for a free public transport system that would not only benefit the local community but also our visitors.

COUNCIL ONE-STOP SHOP

250K for investigation & design? Seems like a waste of funds - you know what you need, just go ahead & do it, except make sure it is not in the centre of town, but out on the fringes like Gorge Road or even out at Frankton. The Council offices are a destinational venue, therefore do not need to be in the centre of town. What about using the old high school complex once they move out?

RATES, FEES & CHARGES

Do not increase the rates on usage of fields and main oval at Events Centre - anecdotal evidence suggest that one of the reasons why Queenstown no longer attracts big cricket matches etc is because the fees charges for use of the oval have become unrealistic.

UNDERGROUNDING POWERLINES

Just do it already, although I don't see why this needs to be an ongoing charge. Just get it over and done with as a one off charge.

LAGAROSIPHON

DO whatever it takes here, increase registration fees for boat users?

FURTHER COMMENTS

I understand being on council is not an easy job and often thankless. It seems to me that the number of councillors is perhaps too low for the workload? There often seems to be a conflict between councillors and the commercial side of council. These two need to work together and need to keep each other fully informed. Often that does not seem

to be the case, and from the outside it often looks like vested interests play a part. We are at a major turning point for Queenstown - there are a lot of disgruntled people out there and people who are really struggling financially. We need to look hard at where we want to go and ask ourselves - when is growth too much. We are all about grow, grow grow, expand, expand, expand. Build more hotels, build more convention centres, build more this & that. As a business owner I too would benefit massively from an increase in tourism numbers. But there has to come a time when we say enough is enough. Too often we look at growth and increase in turnover and dollar value without counting the social cost to our society. Until we put a dollar value on our social well-being, the quality of our environment, the quality of our local community, we will keep on being obsessed with more growth, more more more, until it is too late and we realise that we have destroyed the very reason that Queenstown and the wider district was such an attraction to all those that came to settle here and all those that came to visit. We need bold people in council who are strong enough to stand against the populist tide of more is better. Housing is another major issue - set aside development areas where housing prices are indeed affordable, by putting in covenants that rental rates are fixed, that caps capital gains. It happens in other places around the world, why can't we be bold and set an example? We could be so much more if we altered our thinking and really thought about the future that we would like to see for our descendants, not the future that focuses on short term gains and riches.

VICKERS, EMMA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The terrain and its views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is an activity which is growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people as it is so close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

VICTOR, STUART

Wakatipu

TRAFFIC ISSUES

Yes, a free/very cheap parking hub/parking building in Queenstown would be a good idea to reduce congestion.

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

I think rates should be reduced for ratepayers that rent out more than one room in their home. This will encourage more rooms to be available for workers.

UNDERGROUNDING POWERLINES

I feel that Delta should pay all costs for putting the power lines underground. They should not have put the lines so close to the trees in the first place! However, as a compromise, I support the QLDC proposal to allocate \$500,000 to pay half the cost of putting power lines underground, if Delta agrees to fund the same amount for the project. I request QLDC allocates sufficient funds for the next trimming of the 29 Ladies Mile trees if Delta refuses. I request that the 29 trees be protected under the QLDC's heritage protection scheme. I wish to seek a variation to the District Plan and include the trees in Appendix 3.

LAGAROSIPHON

Yes!

FURTHER COMMENTS

I think the speed limit along Ladies Mile to Frankton should be reduced from 100km/h to 80km/h due to the high amount of traffic entering and exiting this road.

VINK, TEEGAN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky forest from rural to residential is bull [REDACTED] the QLDC

VINSEN, NICK

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re. Re-zoning from rural to residential status for the area in wanaka known as 'sticky forest', please DONT DO THIS! Why? This area provides a unique place for locals to enjoy the outdoor lifestyle for which wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thank you.

VOLPI, LUDOVICA

Wakatipu

TRAFFIC ISSUES

The new bridge across the Kawarau river will divert traffic from Frankton, but road widening is not sufficient, also because high speed road dissect the land. In my opinion a different strategy should be implemented: a boat public service from the Airport towards Glenorchy, with few stops along the lake and another crossing the lake from Queenstown to Kelvin Heights and to Jack's Point.

COUNCIL ONE-STOP SHOP

Agree

RATES, FEES & CHARGES

agree

UNDERGROUNDING POWERLINES

agree

LAGAROSIPHON

Agree

FURTHER COMMENTS

One suggestion: over the Northern part of the Lago Maggiore, in Switzerland close to Locarno there is a pontoon overlooking the lake of Lugano that is really fascinating. This is the link <http://www.ticinotopten.ch/it/panorami/cardada-cimetta>. I cannot enter the picture here. It could be a wonderful addition from the walk close to the Gondola

WADSWORTH, JOSEPH

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Save the trees and bury the lines. It's a win win to do so with the scenery preserved and improved by removing the lines from view.

LAGAROSIPHON

FURTHER COMMENTS

I oppose the plan in this link for many reasons. http://submissions.qldc.govt.nz/Consult24Prod/Consult24OLS/Docs/PID_5/5_192_18RIAG_QLDP%20Review%20-%20Submission%20-%20M%20Beresford.pdf This area is currently one of the only forested areas in town, and as such provides extensive habitat for local wildlife. The trees are also providing valuable stability to the hillside. Further to improving the local scenery and biodiversity, this area is a highly utilised recreation area by both locals and visitors from New Zealand and beyond. Taking this into consideration, council would be wise to take this as an opportunity to make this existing community resource an official one, developing it not for yet more homes, but for a local recreation area which has the ability to increase tourism, scenic appeal, and biodiversity.

WAITE, KATIE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Changing the zone of Wanaka's "sticky forest", to residential. I am opposed to removing this outstanding natural space from open use. The forest is home to birds and wildlife and is one of the reasons for adventure tourism and business to be attracted to Wanaka. Brands such as Mons Royale, employing around 20 people are here for the love of adventure sports, pumping money into the economy, without sticky forest for mountain biking down hill trails, they could move away. Many business that can be based anywhere, choose Wanaka based on summer biking in the Forrest and winter in the mountains. Tourists are attracted to Wanaka for not only lake side walks and rides, but fun downhill biking and walking, beautifully developed and maintained by volunteers to enthrall bikers from age 5 to 95. This place is where my kids are taken to explore the Forrest by their school, where we take them to learn to ride, and where we go cfor time out, a buzz and relaxation. Sticky forest is a stunning natural resouse that can not be replaced by flat lake and river walks. It is unique in Wanaka, treasured and should be acknowledged by the council as such, purchased and protected. Thank you

WALE, ANNETTE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Yes I think it is the right thing to do. I request that the trees be protected under the QLDC heritage protection scheme.

LAGAROSIPHON

Yes I think this is the right thing to do

FURTHER COMMENTS

WALKER, TOBY

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I think that the sticky forest in Wanaka should not become residential zoned and should be seperated as a public recreation park

WALKER, JOHN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

Initiative to increase supply of affordable housing is noted to have a minor impact as relatively few properties affected. Council needs to implement a substantive strategy to enable affordable housing.

UNDERGROUNDING POWERLINES

Shifting powerlines underground should be a strategy for the whole district. A previous policy may have been incorrectly disregarded.

LAGAROSIPHON

FURTHER COMMENTS

The rapid development of the District requires more vision and action, not only assisting affordable housing but also, such as, enabling roads and paths (for pedestrians and cyclists) to be more efficient and safer. Such steps towards a sustainable community (financially and physically) requires more change than what has been proposed in the Annual Plan.

WALKER-ROMERO, DIANE

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

In support of the underground fund to save the trees on Ladies Mile

LAGAROSIPHON

FURTHER COMMENTS

WATERHOUSE, SIOBHAN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

: Re re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The terrain and its views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is an activity which is growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people as it is so close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

WATLING, HELEN

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Don't re-zone sticky forest into residential. It's a great facility for locals, kids, families & tourists to enjoy.

WATSON, RACHEL

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

Yes I think it's a good idea and also need to address the current zoning for certain areas- ie lake Hayes estate and shotover country. They are zoned rural residential when they are clearly not - they are very close to the local shops and the fact that there are schools/parks/ shops there I feel it needs to be changed to residential! Increasing the cost to swim is not really on - it's the only affordable thing in an u affordable town!!!

UNDERGROUNDING POWERLINES

Not really!!!! I think something needs to be done but don't think it's fair on the ratepayers to have to fork out- power companies should just pay out each year to trim the trees at the end of the day they earn enough from our power bills!!!!!!

LAGAROSIPHON

For sure - stop it now before it becomes an even bigger problem

FURTHER COMMENTS

WATSON, M

TRAFFIC ISSUES

Why was this business case not done before all of this development was approved. Yet another case of putting the cart before the horse. No care is being taken to keep the essence of this town intact. All we are seeing is greed and a total lack of vision for the future. What happens when the new bridge opens?

COUNCIL ONE-STOP SHOP

Wow, who is the company doing all of these \$250,000.00 business cases and investigations? Have they gone to tender? The council should be consolidated into the one building, I have seen divided council departments once before and it bred a very strange attitude between departments. It also makes everyone more accountable.

RATES, FEES & CHARGES

Land that is Zoned development but is used for farming is not necessarily going to be developed. I think this action could be legally challenged. Tourists come here for the beauty and driving through the beautiful green areas. You would be forcing these people that owned the land to develop, or is that councils intention!

UNDERGROUNDING POWERLINES

Those trees are to be kept at any cost!!! Did it cost QLDC \$250,000.00 of rate payers money to do this study TREES ARE TO BE KEPT

LAGAROSIPHON

I agree

FURTHER COMMENTS

WEINBERG, TRUDY

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Save the trees• Support the QLDC proposal to allocate \$500,000 to pay half the cost of putting powerlines underground if Delta agrees to fund the same amount for the project • Request QLDC to allocate sufficient funds for the next trimming of the 29 Ladies Mile tree • Request that the 29 trees be protected under the QLDC's heritage protection scheme – by seeking a variation to the District Plan and including the trees in Appendix 3.

WELLS, STEVE

Wakatipu

TRAFFIC ISSUES

Yes but you need to consider more the impact of where you're going to put the additional parking spaces for the increasing amount of vehicles - Constantly removing parking spaces in town is not going to be conducive to your object of relieving congestion.

COUNCIL ONE-STOP SHOP

Good idea. Would like to know more about the financial spend on leasing the existing properties vs the cost of building.

RATES, FEES & CHARGES

Good Idea.

UNDERGROUNDING POWERLINES

Remove the trees & Plant new ones. \$500,000 is too much money for the exercise of putting the lines underground. This would satisfy the majority of people by reaching a compromise.

LAGAROSIPHON

Yes.

FURTHER COMMENTS

It would be great to see more included in how the QLDC will address the ongoing and growing housing issue. As the public are greatly aware that powers QLDC have regarding this issue are limited, QLDC could play a bigger part in suggesting alternatives to ease the pressure of the situation, A crackdown on Slum-lords in QT, A more relaxed attitude to planning / building consents on existing properties in the basin (provided they we're not used for Airbnb) and more local forums/ meetings with the general public to discuss ideas & create initiatives to handle the crisis would at least show that you're addressing the issue.

WHEELER, MAREE

Wakatipu

TRAFFIC ISSUES

Yes traffic congestion is an issue needing sorted

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

I strongly agree that it is important to keep the trees, this is in line with the proposed district plan to keep ladies mile zoned rural, an aesthetically pleasing entrance to Queenstown. But this is quite an added cost to the rate payer and that is of some concern, would be better if another solution was met but I would still like to see the trees saved, especially if underground lines are in a longer term plan at some stage anyway.

LAGAROSIPHON

Yes

FURTHER COMMENTS

WHEELER, LAURA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I am very concerned about plans to re-zone Sticky Forest from rural to residential. Sticky Forest is to me and many others an extremely important, much loved and much used recreational area in Wanaka. It provides one of the only mixed use (bikers, runners, walkers and dog walkers) areas with any sort of elevation within the local area. For all these uses it is also one of the only forested areas within such close proximity to town. Sticky has always been (and hopefully will continue to be) a big attraction for those visiting Wanaka with a unique and excellent trail network. This network has always been regularly maintained and cared for by local volunteers. I strongly feel that it should become a recreational reserve, not a residential area. As Wanaka continues to grow, protecting areas like this is essential. As the population grows we will need more recreational space, not less. Spaces like this are what add, in a huge way, to the appeal of Wanaka. Wanaka has been branded as "Lake Wanaka - Lifestyle Reserve" after all. Please consider what will happen to Sticky Forest carefully - it is irreplaceable.

WHEELER, LAURA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Re: Re-zoning from rural to residential status for Sticky Forest, Wanaka This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is such growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people with it this close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. Thank you.

WHITE, LOUISE

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

I support this proposal. It is currently confusing for the general public for the Council to have many different offices. If the staff are all housed in one building it will also help promote better efficiency and communication within the Council also.

RATES, FEES & CHARGES

I support the two initiatives to increase the supply of affordable housing

UNDERGROUNDING POWERLINES

I support the proposal to help fund putting the powerlines underground. The trees are valuable natural assets to the community and are important amenity features in the rural environment and worth protecting.

LAGAROSIPHON

I support the efforts to control this invasive weed. It's eradication is important to the economic and environmental wellbeing of Queenstown District

FURTHER COMMENTS

WHITE, MARK

Wakatipu

TRAFFIC ISSUES

Agree. Traffic is a problem and is becoming a put off to locals and visitors alike.

COUNCIL ONE-STOP SHOP

Agree

RATES, FEES & CHARGES

Agree, residential flats need to be encouraged.

UNDERGROUNDING POWERLINES

Disagree. These trees are already misshapen from years of irregular trimming and will never be good looking specimens again. One million dollars is too much to pay to save some exotic trees planted on private land under power poles. We will also be paying Deltas share through lines charges in the near future. Once removed they will not be missed by those who did not know they existed for a relatively short number of years, instead reopening up views to The Remarkables mountains. This money would be better spent on native planting or wilding pine removal. If the lines are to be put underground all the way up until the new Shotover roundabout then should the developers of the proposed retirement village not be contributing as well.

LAGAROSIPHON

Agree. We need to protect our native environment.

FURTHER COMMENTS

WHITEHEAD, ESTHER

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

See attached document

To Shelley Dawson:

As the co-founder of Anti-Plastic Population and as a local resident, I am writing to share our concerns that many of the recommendations from the QUEENSTOWN LAKES DISTRICT COUNCIL Waste Management and Minimisation Plan (WMMP), which was adopted in 2011, seem to have a severe lack of implementation. In recent years there appears to have been a 'do minimum' approach to Waste Management and Minimisation when we measure the outcomes against the 34 Strategic Methods in the plan.

http://www.qldc.govt.nz/assets/OldImages/Files/Strategies/Waste_Minimisation_Strategy/Waste_Minimisation_Strategy_Final_161211.pdf

I would like to propose that a Waste Manager position is re-created for the upcoming year with the view to, QLDC, investing in this role so that the position is focused on implementation of the actions and strategies in the WMMP, maximising the diversion of a range of waste streams from landfill to more sustainable and affordable options; as well as a focus on advocacy and community/industry engagement.

There is a growing commitment from NFP groups within the community who are seeking partnership with QLDC to drive change and engage with residents, businesses and visitors to achieve the objectives of the WMMP.

QLDC continues to lag behind CODC (and many other councils) in its ability to promote effective and efficient waste management and minimisation within its district. With good practice so close, I ask that QLDC collaborates and brings expertise in-house to drive best-practice here.

Now is the time to take stock and look at what we currently do and identify opportunities to achieve economies of scale, service efficiencies, performance improvements, increase diversion rates and lead, engage and motivate the community that we are all apart of.

It's now time to implement all of the actions contained in the WMMP and based on current performance I do not believe this is a practicable proposition without a dedicated inhouse resource equipped with the necessary skills and expertise to deliver it.

The views in this submission are supported by all 178 members of the Anti-Plastic Population. Please come back to me if you require further information.

Below I have attached my recent editorial to the Lakes Weekly Bulletin 27/04/16:

<http://www.lwb.co.nz/editorials/caring-for-queenstown/>

Caring for Queenstown, stem the tide of plastic.

Queenstown and New Zealand are blessed with natural resources. Our mountains, lakes, rivers, and native forests soothe our souls, provide recreational opportunities and also fatten our collective wallets. So why as a country are we so careless with our best assets?

“Clean, Green NZ” and “Pure NZ” are slogans that continue to be bandied around and draw tourists in but don’t reflect the real waste generated per capita in this country. Anti-Plastic Population (A.P.P) is a local group of like-minded residents who want our slogan to match our practices, coming together to rally neighbours to become better stewards of our natural resources and to ask our council and industry to take steps in the right direction. Our local group shares the same passion as the folk on Waiheke Island who have successfully got industry on board and are beginning to reap the rewards of less plastic waste on their island and less

associated costs. It proves that sometimes it only takes one voice to speak up and remind the rest of us of the positive impact we can create.

Just remember well over a billion single-use plastic bags are given out for free every day globally, and 42% of soft plastics eventually end up in our ocean (Hopewell et al. 2009). What you do makes a difference and role-models change:

The most simple and cost-effective solution is to refuse single-use plastic in the first place which in turn drastically reduces the plastics’ toxins leaching into our soil and waterways from our local landfill. Our local champions meet on a weekly basis and welcome more like-minded people to join in.

The Queenstown Village Green is the perfect location for A.P.P’s zero-waste event on Sunday May 1st, raising awareness with 10 local musicians, locally grown food as well as fun activities and information. The event is supported by Sea Shepherd, Rotary, and QLDC, it’s about being pragmatic at a local level and influential at a national level. It’s not about pointing the finger at individuals but about raising awareness that the wave of global change has come to NZ. Personal actions can advance social change, yet policy actions are often where the most significant advances are found. The 32 countries which have showcased their success in banning plastic bags are diverse politically, socially and economically. Rwanda

right through to France, their success comes with no negative impacts on sales or commodities. The time is now and our nation can cope, it’s insulting to the public to suggest otherwise – so how about we show that we really do have the kiwi ingenuity we’re always so proud of? Let’s showcase our efforts on the international stage, that is Queenstown, putting sustainability at the fore of our community initiatives.

What can you do? Join the conversation at Facebook/Anti-plastic population, and come and join us at Queenstown beach on May 1st for a beach clean, followed by fun, music and spot prizes at The Village Green, or email esther@4d.org.nz for more information.

Guest editorial - Esther Whitehead

Yours truly,



Esther Whitehead.



WHITING, BRYCE

Wakatipu

TRAFFIC ISSUES

Traffic coming into town on busy days or times is a nightmare getting exponentially worse. The rescheduling of the “town bypass” until 2040 shows a disconnect to the current reality. A proposed “convention centre” in the centre of town shows a similar disconnect. I question the amount of money and brain power that is being put into this problem is anywhere near sufficient. I question the correctness of some of the recent decisions i.e. the closing of Beach Street and installation of traffic lights, well in anyway assist traffic flow in the centre of town. I cannot see how we can expect people to use the bus service when the costs are so high. Also would like to see more and fairer consultation done on some of the decisions being made.

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

I agree that properties rented as flats should get a reduced rental. But that is only half the problem. Units or houses rented out as Visitor Accommodation by Property Management Companies / Websites should pay a special Commercial Rate to take account of them being essentially a Commercial Business. QLDC needs to get proper facts and figures on how many properties are being used in this way and insist on Declarations from the Ratepayers as to whether their property is being used in this way and how many days per year. Policing with teeth needs to take place in the future. The inner town HDRSZ Plan Changes have been a failure because of the Visitor Accommodation Complexes (prior GFC) and the outsourced web based Property Management Visitor Accommodation concept (post GFC). A condition of any Resource Consent to build apartments in the HDRZ should be that a minimum number of the units built must be for Rental Accommodation (at least as many rooms that were lost in the houses demolished for the Apartment development). Currently each new Central development diminishes the rental accommodation available. This is the opposite result expected and sought by the HDRZ regime.

UNDERGROUNDING POWERLINES

It is the right thing to do. These trees are an important and pleasing visual amenity at the beginning of one's drive into Queenstown along SH6. This trip is made regularly by locals and essential for visitors travelling to Queenstown by road. They are fully established (evidenced to be planted in 1976). Trimming them to protect the power lines is an ongoing expense, degrades the shape of the trees, and will effect their future growth and health. Once the lines are removed and grounded the trees have the potential to grow another 40 years. At present there is always the potential that a large vehicle leaving the road on that side will take out a power pole and cause a major power outage. The estimated rates increase or use per person/business for what is a “one off” expense is extremely modest (the cost of a bottle of wine or a meal out for two). If the cost is split between the 29 trees over another 40 years it equates to \$430 per year per tree. These trees clearly will have amenity value of more than that. Also I submit that funds of \$6000 should be set aside for the next year to do the next trim of the trees. Delta did the last trim in April 2016. To show “good faith” QLDC should fund the next one (notwithstanding who is legally responsible). Also this row of 29 trees should be added Appendix 3 of the current District Plan at the next chance there is to make an Amendment to the Plan (i.e. have “protected status”).

FURTHER COMMENTS

The vacant space in the top section of the Lakeview Holiday Park needs to be opened up again to let “ freedom campers “ and “ workers or those seeking work “ have somewhere to stay until the accommodation Crisis in Queenstown is resolved. An estimated 150 vehicles could stay there. A nightly fee could be charged. Toilets, showers and cooking facilities are all there but sitting idle. Caravans could also be set up (power points available). Priority given to workers or those looking for work.

1. THE VILLAGE GREEN - UPGRADE TO SPRINKLER SYSTEM & REST FROM LONG PERIODS OF SUN DEPRIVATION (a) There needs to be 2 additional in situ remote sprinklers placed on the Athol Street side of the Village Green. One sprinkler on this side is insufficient to keep that whole area properly watered over the December / January period. This results in “ browning off “, and complete loss of grass, in unwatered areas. During the time of the year when the public see and use this relaxing area the most , it is looking the worst. (b) Since the Skating Rink has been erected on this site for two long periods in winter (i.e. Winter Festival and Ski Competitions) the grass is showing and developing dead patches, for some months afterwards, on the Camp Street side. This is unsightly and a sign the grass is getting stressed or poisoned in some way by these long periods without any sun. I would like to see either a “ Sabbath “ Winter (the rink placed elsewhere) or a return to only one period of Rink cover per winter.

2. MARINE PARADE FORESHORE GRASSED AREAS - REPAIRS OR UPGRADE (a) The Grass strip from the Gates of Remembrance to the Toilet Blocks, and between the asphalt walking path and the beach, has many bald patches. These have developed over the last 5 years. This is a popular sun bathing strip in summer but the patches are limiting the usable area and making it unsightly. I request these patches be repaired (soiled and seeded and roped off). If this repair is not successful, then a resoiling and resowing of the whole strip (approx 10m X 60m). This had been mooted as a project to follow the recent Earnslaw Park Upgrade. (b) The Grass strip from the Gates of Remembrance to the Toilet Block , and between the asphalt walking path and Marine Parade has large bald patches at either ends (10 metres on the Toilet Block end). These need to be repaired. Also, thought needs to be given to increasing the water to these areas so the problem does not repeat.

WHITING, PETER

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I wish to make a submission which OPPOSES the Council spending any further money on the eradication of Wilding pines, until there has been further consideration of the long-term economic and aesthetic viability of this approach. The reason for my submission is that the current spraying programme does nothing to promote the Council's stated objectives of protecting "Queenstown's unique scenic appeal". Hillsides covered in dead trees, while weeds like broom and briar proliferate rampantly in their stead, does not seem to me like a good solution. It is a bottomless pit for ratepayers dollars. See also my attached article as submitted to the Otago Daily Times. Sincerely, Peter Whiting

If you could travel back in time to around 1400AD the mountains surrounding Wanaka (and for that matter the most of Central Otago) were covered with Totara to an elevation of about 1200m. On these slopes tussock only grew on the rocky escarpments, in some of the really tight ravines and above 1200m in the high alpine zone. So Totara, not tussocks, were what biologists call the "climax species" for these slopes. In other words, if you started off with bare land, then given enough time Totara would eventually prevail. Unfortunately by 1500AD Maori had burnt a large portion of these forests, probably to get at the rich pickings of moa. Later the Europeans pretty well finished off what was left of the Totara in the development of hill country for farming. In the meantime, the settlers brought into this environment many invasive species most of which have subsequently become a problem: rodents, rabbits, broom, gorse, briar, hawthorn, wilding pine species and hieracium. Today, farmers are struggling to control these pests and to keep the slopes in pasture. Even in the higher cleaner areas such as the Lindis and the Crown Range, the tussocks are being squeezed out by hieracium. The prevalence of hieracium means that the Department of Conservation's tussock replanting programme is likely to be a complete waste of public money. The hieracium will eventually win. We need to bow to the knowledge that trees are the natural "climax species" in these areas. While this used to be totara, it is likely now that if the land was left for long enough we would mainly get wilding pines inheriting these slopes. It would be nice to have the totara back but this is likely to be too lengthy and too expensive a process for it ever to be achieved. It is possible, however, that if larger stands of kanuka were protected then totara could eventually come through these intermediary successional species. Once you recognise the biological inevitability that wilding pines are the most likely species to take over our slopes, then it is essential to develop a smarter and more pragmatic solution to the problem. Halting the process is probably akin to trying swim upstream against the Clutha forever. It will take an unacceptably massive, on-going tax spend which is both unfeasible and unlikely to produce the desired

outcome. There are 10 main species of so called 'wilding pines' but the four really common ones in Central Otago are *Pinus Radiata*, *Pinus Contorta*, Douglas Fir and *Larix Deciduaa* (deciduous Larch). I personally don't like Radiata and Contorta and am quite happy to see them removed from the wild. What I would like to debate is whether Douglas fir and larch should be lumped into the same category. Douglas Firs can grow to over 30 metres tall. They have real value in their timber, while larches also are good timber but additionally give a beautiful golden yellow colour to autumn. The two species together are a good mix. If trees are going to be the climax species on our slopes and Totara, in most cases, is impractical to replant would we not be better to remove the weedy wildings (Radiata and Contorta), but leave and even encourage Douglas Fir/Larch plantations. As an adjunct to this effort could be put into protecting Kanuka stands in the hope that Totara will eventually come through. Limit financial resources could be targeted on protective 'no grow' zones around larger native stands of native forest. I would like to understand what long-term goal the QLDC hoped to achieve by spraying out the large stands of fir and larches in the Queenstown area. A large amount of ratepayer money has been spent creating an eyesore and providing an ideal environment for broom, briar, bracken and gorse. The spraying of Douglas Fir in the Queenstown basin and other areas seems to me to have been an ill-considered decision which has left an ugly legacy of dead trees and an eroding desert-like landscape that will be an eyesore for a very long time. A personal anecdotal survey has not yet revealed one person who prefers the look of what is there now to what was there before. The council have quoted "environmental reasons" for not having these trees. What about the compelling reasons why trees are good for the environment in the Central Otago, or indeed any, region ?

1. Forests absorb a lot of CO₂. This, of course, helps mitigate global warming and makes up for the emissions our livestock are producing.
2. Trees help reduce soil erosion. NZ has one of the largest soil loss rates in the world. This stuff is valuable and takes a long time to make. By slowing the release of water it lessens the damaging effect to even the contour and size of lower-lying arable farmland.
3. Trees absorb nutrients such as phosphates and nitrates from the water table, thereby helping to clean up ground waters before they are swept into our rivers and lakes. We need this filtration to help address the increasingly serious problem with eutrophication in our lakes and the dramatic increase in algae growth.
4. More trees, fewer rabbits. Rabbits prefer to eat grass rather than trees.
5. The ORC and the QLDC are on record as claiming that these trees reduce water yields in already dry catchments. As a geologist I am not qualified to comment on this, but from what I understand this statement is simply incorrect. Evaporation and the drying effect of our prevailing nor'west winds on weed and pasture slopes is enormous and damaging to the soil structure. Topsoil is continually blown away. The arguments for reduced water yields only use half the hydrological cycle. This ends with absorption of water by trees and the reduced water yield argument doesn't take into account the transpirational effect from forests. This effect of forests increasing rainfall is found in all forests around the world, so why should ours be any different? A recent study by the Max Planck Institute for Meteorology has found that mature forests increase rainfall by 10 to 15% in temperate areas compared to the same area in pasture. In my view, public bodies are both wasting scarce resources and ultimately harming the environment through the destruction of some beneficial tree species. Clearly their opinion is different to mine, but is it based on science? If a robust scientific basis can be shown, then I'm open to changing my analysis.

WILKINS, BARBARA

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Support the QLDC proposal to allocate \$500,000 to pay half the cost of putting powerlines underground if Delta agrees to fund the same amount for the project Request QLDC to allocate sufficient funds for the next trimming of the 29 Ladies Mile tree Request that the 29 trees be protected under the QLDC's heritage protection scheme – by seeking a variation to the District Plan and including the trees in Appendix 3.

LAGAROSIPHON

FURTHER COMMENTS

Please could you improve and increase white directional arrows on the road. For example outside Gibbston Valley Winery the site of numerous accidents - the white arrows for drivers leaving and heading in the direction of Queenstown are on the right hand side so not obvious when exiting until further along the road. Why not put arrows in full view at exit point. Simple - and should be done at as many exit points as possible.

WILKINSON, JANNINE

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

I support the consolidation of the offices, but find it hard to understand why the need to build a new property. What has been done to investigate existing premises?

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

You mention the strong opposition to the cutting down of the trees, but your commentary about the power lines considers only the cost of putting the lines underground, not the issue of the trees. It seems to me that the decision has already been made to do this rather than considering the views of many of the community. What work has been done to find another option that will mean the trees can be retained?

LAGAROSIPHON

FURTHER COMMENTS

WILKINSON, KIM

Wakatipu

TRAFFIC ISSUES

I support the proposal to bring the Inner Links project forward. As 80% of the traffic coming into Queenstown is going around the CBD (and not into the CBD) the first part of this proposal (Melbourne to Henry Street link) will help to alleviate some of the congestion we are experiencing in Stanley Street. When the full Inner Links project is completed not only will there be better traffic flows around the town but there will be a better visitor experience within the CBD without all the extra traffic we are now experiencing on Shotover and Stanley Streets. I also support a transport and parking hub. This will also help to take buses (and perhaps taxis) out of the CBD while at the same time finally offering our visitors an easy parking experience. QLDC's current strategy to take parking out of the CBD without providing any meaningful alternative is flawed. It only helps create a frustrating experience for both visitors and locals who venture into Queenstown. Providing a low cost (or even free), reliable public transport option would go a long way in getting both commuters and visitors to leave their cars at home. This should be a top priority.

COUNCIL ONE-STOP SHOP

Yes - I support the allocation of \$250,000 to investigate building a new office. However I also understand there have been other options put to council over the past few years which should also be looked at again.

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Yes - I support this proposal.

LAGAROSIPHON

Yes - I support this allocation of money.

FURTHER COMMENTS

I would like to see money put aside for the streetscaping of Camp Street between Ballarat and Shotover Streets. While lower Beach St, Rees St, Marine Parade, Church St and Earl St enjoy slow traffic flow, Camp St is still like a highway. Calming measures brought about by good re-design of this street would be welcomed by all. I would also like money put aside to upgrade the pavement outside the (now closed) Koko Black store. Nothing has been done to it in the 32 years I have lived here!

WILLIAMS, JEFF

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Bury the wires and bite the bullet but make Delta pay most as they should have thought about this before siting the lines..such arrogance!

LAGAROSIPHON

FURTHER COMMENTS

The biggest issue is where does Queenstown see itself in 50years? At the rate its going it will be considered to be a prime example of how a local council destroyed the environment whilst chasing any type of development.It will be a example used in tertiary lectures and planning documents of how not to view whats important for the well being of a sensitive environment. A object of derision.

WILLIAMS, SUE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Yes this is the right thing to do! :)

LAGAROSIPHON

FURTHER COMMENTS

WILLIAMS, MARK

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky Forrest needs to be saved for the recreational use of the community.

WILLIAMS, SIMON

Wanaka/Upper Clutha

TRAFFIC ISSUES

yes

COUNCIL ONE-STOP SHOP

to be honest, I'm not sure about this, mostly because it feels pretty expensive for an investigation

RATES, FEES & CHARGES

I like the user pays proposal for the various activities listed. The move towards affordable housing, doesn't in my mind appear to really help the situation

UNDERGROUNDING POWERLINES

LAGAROSIPHON

yes

FURTHER COMMENTS

I would like to see council commit to ensuring the future of The Plantation / Stick Forest in terms of use for mountain biking and other recreational activities. This is such a valuable piece of land to our community and I believe it is incredibly important to protect it for use in this way forever more. Even though its future is uncertain at the moment I would love to see some kind of inclusion of this into the annual plan process

WILLIAMS, JOANNA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

A submission has been made to change the district plan to rezone Sticky Forrest from rural to residential. We all know how much The Sticky means to our town both in tourism and as a recreational facility. QLDC need to make provisions in the plan to secure the ongoing access to The Sticky by either purchasing or leasing this land and creating a recreational reserve to prevent development. This piece of Wanaka is so important for the local residents as a recreational area for biking, running, walking your dog, hiding from the northwesterly winds.....This would be a huge loss to the Wanaka community if rezoned to residential. Please look ahead see the development of mountain biking around the country. Do not be so short sighted as to develop this area.

WILLIAMS, MEGAN

Wanaka/Upper Clutha

TRAFFIC ISSUES

Yes

COUNCIL ONE-STOP SHOP

Yes

RATES, FEES & CHARGES

Affordable housing is crucial, so Yes something needs to be done

UNDERGROUNDING POWERLINES

LAGAROSIPHON

Yes

FURTHER COMMENTS

Re. Re-zoning from rural to residential status for the area in Wanaka known as 'sticky forest' Please DO NOT do this Why? This area provides a unique place for locals to enjoy the outdoor lifestyle for which Wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in Wanaka that are changing due to development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'wanaka lifestyle' which is what people move here for and also what visitors travel here to experience. Diversity; People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered in perpetuity for all to enjoy. Thank you

WILLIAMS, MIKAELA

Wanaka/Upper Clutha

TRAFFIC ISSUES

Yes

COUNCIL ONE-STOP SHOP

Yes

RATES, FEES & CHARGES

Yes

UNDERGROUNDING POWERLINES

Yes

LAGAROSIPHON

Yes

FURTHER COMMENTS

WILLIAMS, LINDSAY JOHN

Wakatipu

TRAFFIC ISSUES

It's a good idea to increase the budget by \$232,000 to progress Inner Links. It's a good idea and makes sense to build the Eastern Access Road project and associated infrastructure without further delay. Its seriously overdue and desperately needed to relieve traffic pressures and enhance Frankton Flats circulation.

COUNCIL ONE-STOP SHOP

It's a good idea to have a one stop shop however given inner Queenstown is becoming a tourist only center a new QLDC building should be built on cheaper land at Frankton and be more central in and easier to get to in the Wakatipu. This would also reduce traffic numbers and car parking issues downtown.

RATES, FEES & CHARGES

It's a good idea to reduce rates for residential flats. It's a bad idea to increase rating of land which is zoned for development but used for farming being rated for its underlying use.

UNDERGROUNDING POWERLINES

It's not the right thing to do to spend money to underground the lines to protect trees on Ladies Mile private property. The trees are nice but are not essential to the landscape at all. At the very least if council decides to contribute then the trees should be listed as a protected feature. Without this the trees may be cut down by a future owner and the money will have been wasted. The truly right thing is to negotiate with Delta for it to put the lines underground at no cost to rate payers.

LAGAROSIPHON

It's a good idea to fight Lagarosiphon.

FURTHER COMMENTS

Increasing the annual grant support for the Queenstown Trails Trust is a good idea to assist transport options and relieve QLDC annual maintenance spend on the QT Trail. The council strives to provide reliable drinking water that is safe to drink. Water with fluoride added is not proven to be safe to drink and is unnecessary in any event. QLDC should resist central government efforts to take control away from the community. The real issue with children's tooth decay is bad diet and lifestyle, not lack of fluoride in the potable water supply. Fix that; the water is OK as it is. Increase the dog control budget and charge the dog owners. Elderly people, children, and all ratepayers should be entitled to use the tracks without the concerns of being scared or attacked by a dog. There are too many dogs off

leads on the trails. Ban free camping because the mess left behind appears impossible to manage and is unsightly. This is unfair to other users of our public spaces. Consider if Queenstown requires additional camping grounds. Why on earth should visitors expect to be accommodated for free, it;s ridiculous. Its not free is it? Ratepayers pay for it! There need to be more street lights align Peninsula Rd. People cannot move about the neighborhood safely at night from Willow Place to the 70km/hr zone. We are paying plenty in rates on the Peninsula so can we please at least have a few street lights along this section of the road.

WILLIAMS, DI

Wakatipu

TRAFFIC ISSUES

Traffic Inner Links – speed up the process. Instead of only commencing the business case in the 2016/217 year, plan to have agreed on the solution and have the physical works in progress by the end of the 2016/17 year.

COUNCIL ONE-STOP SHOP

One Stop Shop for QLDC – given that central Queenstown is becoming a tourist centre, a new QLDC building should be built on cheaper land at Frankton. This would also reduce traffic numbers and car parking requirements.

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Underground Power Lines – It should be clarified if the increase of rates is for the 2016/17 year only. Negotiate with Delta to put the lines underground at no cost to rate payers. The same for Peninsula Rd power lines.

LAGAROSIPHON

Lagarosiphon Campaign – If the program has been proven to eliminate Largosiphon in a similar situation, yes I agree with this approach.

FURTHER COMMENTS

QLDC ANNUAL PLAN GUIDE Planning for the Future Growth of Our District – review the implementation of this process to ensure that is being completed as efficiently as possible. A jump in budget of that magnitude indicates either an ineffective initial budgeting process or ineffective implementation. Budget blowouts will continue if ineffective implementation is not addressed. ANNUAL PLAN 2016 SUPPORTING DOCUMENT Infrastructure Water Supply • Reduce the amount of chlorine and any other additives in our fresh water. The chlorine smell is stronger than the supply in many other towns. Assess the ozone treatment system. • Lobby central government to not proceed in taking control of the decision on whether to add fluoride to town water supplies. It is clear that the Ministry of Health will require that fluoride be added to all water supplies. This is wrong on so many fronts, but one reason that QLDC should be concerned about on behalf of its ratepayers is that it is unnecessary cost to the community. The problem can be solved at an individual level. ie by people either removing sugar from their diet and eating whole foods, or taking fluoride tablets. QLDC states that the community can expect that 'The council provides reliable drinking water that is safe to drink.' Water with fluoride added is not safe for many people to drink, particularly those with a compromised immune system which is the case for an increasing number of people. Waste Water – resolve sewage smells from manholes on the Kelvin Peninsula Track. This is an increasingly popular track

for both locals and visitors to Queenstown and it is unacceptable, and surely below present day standards to submit track users to ongoing sewage smells. Regulatory Services. Dog control . Provide effective dog control. A walk or bike ride on the tracks will result in a user passing several dogs off leads, and the numbers are increasing with no visible management of the issue. Dog control should not depend solely on users reporting incidences to Dog Control. This can be addressed by a presence of Dog Control officers on the track (and subsequent enforcement of the rules) at times that people generally walk their dogs. . Ban fighting breeds of dogs. Of increasing concern is the presence of these breeds on Queenstown's trails & tracks. Elderly people, children, and all ratepayers should be entitled to use the tracks without the concerns of being scared or attacked by a dog. Ban the dangerous breeds before someone's child or grandchild has its face mutilated or someone's elderly parent has a chunk taken out of their leg. . Litter. Ban free camping because the mess left behind appears impossible to manage and is unsightly. This is unfair to other users of our public spaces. Consider if Queenstown requires additional camping grounds. Economy • Do not waste rate payer money on considering further a council built/owned or operated convention centre. Prior to spending ratepayer money on such things, Council must ensure that the community has good infrastructure in place, which is not currently the case. • Use the funds allocated to the conference centre for infrastructure and to lower rates. QLDC rates are near the highest in the country and there is no justification for that. • Development contributions received from the commercial sector are substantial and should be used for infrastructure in those areas the development occurs or has an impact on eg the Frankton area should have a fast tracked Eastern Access Rd, a world class sewage system, a park and ride, safe biking lanes for commuters, adequate car parking, safe biking lanes for cyclists. • Peninsula Rd is in need of safe biking lanes for cyclists, power lines underground, footpaths & associated lighting. • Levy visitors because such a low base population cannot be expected to cover the needs of a high visitor base. Funding & Rates Review Report 2016 • If Freedom Camping remains, increase the fees and penalties so that it is 100% self-funded. • Alcohol Licensing – increase the private funding target to 100% by end of 2017/18 year. • Dog Control - Increase the private funding target to 100% by end of 2017/18 year.

WILLIAMSON, MARK

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Hi, I heard that the council was looking at removing Sticky Forest? If so I want to say I oppose this, it is an iconic MTB location. Not only for locals, tourists and visitors travel vast distances to ride at Sticky Forest.

WILLIAMSON, LAURA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I would like the QLDC to delay allowing the area known as 'Sticky Forest' being re-zoned from Rural to Residential, in order to consider purchasing the land from the current landowners as a recreational amenity for the community. Sticky Forest is a crucial recreational asset, providing a sheltered and varied track network utilised by mountain bikers, walkers and pet owners in large numbers (as a member of the Bike Wanaka executive I was involved in running a counter on the track ten years ago over the summer of 2006/2007--we registered 20,000 visits through one entrance to the forest alone). The tracks in the forest have been built through thousands of hours of volunteer labour, hours that have handed to the community, for free, an exceptional resource. It draws visitors to the region, contributes to local businesses (including at least seven bike sales/rental/repair business, more than service the ski industry), gives our kids a safe place to play and explore and, like the lake, the ski hills and the Clutha, has become part of the identity of our town. But aren't there other equivalent places to ride? Not really. The tracks in Sticky offer a style of biking that other tracks in the area do not: single track, technical trails that have been a crucial part of growing Wanaka's reputation of one of the country's top mountain biking destinations, and as a "lifestyle reserve." The other off-road cycling in the area is overwhelmingly wide-track, entry-level cycling - beautiful, healthy, rewarding, but not world-class. If we lose Sticky, we will lose a huge number of cyclists to the nearest singletrack networks, those in Queenstown and Alexandra. Please do not hastily let this asset go in the name of more real estate developments -- we have plenty of those, thanks in part to the lifestyle offered by Wanaka, including an world-famous track network right in the middle of town.

WILLS, ANDREW

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

I support the QLDC proposal to allocate \$500,000 to pay half the cost of putting power lines underground, if Delta agrees to fund the same amount for the project. I request QLDC to allocate sufficient funds for the next trimming of the 29 Ladies Mile trees. I request that the 29 trees be protected under the QLDC's heritage protection scheme – by seeking a variation to the District Plan and include the trees in Appendix 3.

LAGAROSIPHON

FURTHER COMMENTS

WILLS, JONATHON

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky forest is a highly valued recreational area. Loosing it to residential would deviate from part of the reason a lot of us want to live here in the first place.

WILSON, IAN

Wakatipu

TRAFFIC ISSUES

Yes.

COUNCIL ONE-STOP SHOP

No.

RATES, FEES & CHARGES

Yes.

UNDERGROUNDING POWERLINES

Yes.

LAGAROSIPHON

Yes.

FURTHER COMMENTS

WILSON, EMILY

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky forest is an asset to Wanaka and I would like to see the QLDC make provisions in the plan to secure the ongoing access to Sticky by either purchasing or leasing this land and creating a recreational reserve to prevent development. As an avid multisport athlete and on behalf of myself and all my fellow mountain bikers, walkers, runners and general nature lovers, we love this forest to bits and see it as part of a happy and healthy community. It's value is huge, please don't give it over for more development!!!! we have enough of that as it is!!!

WINSTONE, ELIZABETH

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

This is the right thing to do. I support putting the power lines underground.

LAGAROSIPHON

FURTHER COMMENTS

No.

WINSTONE, JOHN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

I John Winstone hereby submit in opposition on the Proposed Queenstown Lakes District Plan ('Proposed Plan'). Specifically in relation to land zoned Rural on Planning Map 18 – Wanaka Rural, Hawea Flat known as: Section 2 Blk XIV SECT 5 Lower Wanaka SD (CT OT18C/473) – 50.6742ha I would like to see this land remain as a rural zone, and or re-zoned as a recreation area. This is a well known site in Central Otago for Mountain biking and other trail activities including but not limited to walking and running. The Central Otago region cannot afford to loose this recreation area for the sake of low density residential housing development, as there are already limited areas where such recreational activity can be carried out to the same effect. Regards John Winstone

WINSTONE, PHIL

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Save the trees.

LAGAROSIPHON

FURTHER COMMENTS

WOOD, NICHOLAS

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Regarding submission 149 to rezone of block of land above beacon point (known locally as sticky forest) from rural to low density residential. I oppose this submission. The land should remain rural zoned or better yet be purchased as recreational reserve by the council, to protect the recreational and rural amenity of the forest and the trails it contains. Users of the forest trails include bikers, walkers and runners from the local community and visiting. Whilst these recreational uses currently face an uncertain future due to private ownership of the land, a rezoning to residential will almost certainly lead to clearing of the land and a suburban character replacing the rural amenity that it provides both to the users and as a visual backdrop to North Wanaka. This is a highly valued and well utilized asset to the community. The use of the term asset here describes something that certainly adds value economically, culturally and environmentally to the local community, despite not being owned by the community. The council should therefore secure access and protect this land for current and future residents and visitors through purchase and establishment of a recreational reserve that recognizes the unique topography, forest cover and established trails in proximity to the township of Wanaka that makes this a truly irreplaceable piece of land.

WOOD, ISLA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Regarding submission 149 to rezone of block of land above beacon point (known locally as sticky forest) from rural to low density residential. I oppose this submission. The land should remain rural zoned or better yet be purchased as recreational reserve by the council, to protect the recreational and rural amenity of the forest and the trails it contains. Users of the forest trails include bikers, walkers and runners from the local community and visiting. Whilst these recreational uses currently face an uncertain future due to private ownership of the land, a rezoning to residential will almost certainly lead to clearing of the land and a suburban character replacing the rural amenity that it provides both to the users and as a visual backdrop to North Wanaka. This is a highly valued and well utilized asset to the community. The use of the term asset here describes something that certainly adds value economically, culturally and environmentally to the local community, despite not being owned by the community. The council should therefore secure access and protect this land for current and future residents and visitors through purchase and establishment of a recreational reserve that recognizes the unique topography, forest cover and established trails in proximity to the township of Wanaka that makes this a truly irreplaceable piece of land.

WOOD, JOHN

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

We wish to submit an objection to Plan 149,proposing to rezone the area known as 'Sticky Forest' from rural to residential. This area has clear amenity and recreational value for the community,with its extensive network of forest trails,widely used for walking, running, and biking-both by locals,and increasingly,by visitors to Wanaka, It has a natural beauty providing an extensive buffer between the developed areas of Peninsula Bay and further over,Northlake. We believe the Council should secure this as a community asset for the future-there is advantage here both economically, and culturally/environmentally. Ways to achieve this might be for Council to lease the land,or by outright purchase. Rezoning as proposed would be an irreversible loss to the community-we strongly object to such a change:it has no merit. John and Kate Wood. Mt Barker Rd. Wanaka.

WORDSWORTH, DANIEL

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

As a visitor to the region, I disagree with the proposal to rezone Sticky Forest to residential. Sticky Forest is a great asset as a mountain bike park and we have enjoyed seeing it develop over the years. My family and I visit Wanaka often, have family here, and enjoy our time in the area. It has been fantastic to see the time and effort put in by the local mountain bikers into the Sticky Forest area, and we consider it is a big draw card for people from outside the region. Having a mountain bike park so close to the centre of town that is fantastic for all levels of riders is highly beneficial and we would be disappointed if this was not retained. We are from Wellington and can speak from experience that it is great to have mountain biking close to the town centre. We have noticed in recent times that development in Wanaka has been occurring more and more quickly. If Sticky Forest were to be removed in favour of more residential housing we feel that this would be to the detriment of the unique outdoor experience that is in the area. On a final point, as keen mountain bikers ourselves, we note that these days with the increasing popularity of mountain biking amongst Kiwis and overseas tourists, mountain biking itself can be a draw card to an area. Good quality mountain bike trails, with variety and ease of access, are therefore essential to retain. There appear to be plenty of other land opportunities in the area for residential housing therefore our view is that Sticky Forest must remain.

WRIGHT, PAUL

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

stop the development of sticky forest

WRIGHT, LUKE

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

Don't destroy the forest not the right thing to do

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Save the forest

WRIGHT, SCOTT

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Sticky Forest in Wanaka must be maintained as a recreational space. In recent years it has been solely responsible for providing a training ground for both male and female MTBers who now have world rankings in their sport (Kate Fluker and Paul Wright). It's a destination as well for MTBers around the country. It provides recreational opportunities for walkers and runners as well. Scott Wright NZMTB Exucutive Committee Member

WRIGHT, PAUL

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Save sticky forest.. Exercise is good and u want to take this away for more development for the rich to get richer. I am sure this would not be affordable housing. Over 50 percent of housing in Wanaka is not lived in.. When will it stop growing. Take a gamble and put up the closed to development sign on the way into town. You are ruining this place we used to call paradise

WRIGHT, SARA

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Well I have heard of you guys changing/ getting rid of Sticky Forest, which is not a very good idea at all. I think you should leave sticky forest as a conservation for the public, as it is right now. It's a great place for families to walk their dog, great biking tracks. I do agree with some of the other plans, ie; traffic, power underground. That stuff is good! But you need to plan this much better. I have only lived here in Wanaka for almost 4 years and have already seen much work that has changed throughout those years. I think when you make plans, make 2-4 different plans, then have a public vote, with not only the Wanaka community but people in Queenstown, tourists (as they are the main amounts of people that come here). I would also say (coming from living in large cities) that it's better to build up rather than out, you don't need to create massive building like cities, but at lease create units rather than houses, create way more shops like malls becuase my are actually small with a lot inside of them. I would be much appreciated if you could please plan better. Thx Sara

WRIGLEY, TRISH

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Here is the text I just wrote in my submission, I did this under the 'other issue' heading after clicking the main link above, anyone can copy and paste in the meantime before bike wanaka get their text here for you to use. Its a rushed response but better than nothing perhaps, or not! Hope this is ok bike wanaka! Thanks, text follows: Re. Re-zoning from rural to residential status for the area in wanaka known as 'sticky forest', please DONT DO THIS! Why? This area provides a unique place for locals to enjoy the outdoor lifestyle for which wanaka is rightly famous. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The contours, terrain, trees and views are unique and once removed cannot be replaced. There are many areas in wanaka that are opening up to housing development, there is no need to destroy this incredibly important part of the local outdoor pursuits culture. Which covers a relatively small land area. Economic value; having this quality of trails on the doorstep for locals adds a large amount of value both to house prices in the area and also as part of the 'wanaka lifestyle' which is what people move here for and also what tourists travel here to experience. Diversity; good town planning doesn't put in place large swathes of housing, but instead allows for mixed use areas among the housing areas. If this area were to become housing it would be bad town planning. People need not only houses to live in, but also places to enjoy the lifestyle outside of their homes. To that end I not only oppose the change of zoning from rural to residential, but propose the land is to be bought by council to be offered inperpetuity to secure the quality if lifestyle so many value here in wanaka. Please DONT rezone sticky forest, and instead take ownership of this unique part of our local culture and secure access to it for future generations. Thank you.

WYMORE, ERICA

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

Council needs to preserve/protect Sticky Forest in Wanaka. This area provides a unique place for locals and tourists to enjoy the outdoor lifestyle for which Wanaka is well known for. There have been many years of voluntary effort put into creating the biking trails which are used heavily through the year by locals and tourists alike. The terrain and its views are unique and once removed cannot be replaced. There is nowhere else in Wanaka which would be able to provide the terrain to create another set of biking and running trails like this. Sticky Forest is one of the only purpose made bike trails in Wanaka. As the QLDC is probably well aware, mountain biking is a booming industry and many other districts within New Zealand, and the world, are using mountain biking as a destination tourism activity. One good example is Christchurch with their city council putting in \$2million to invest in a new bike park. Other great examples in New Zealand is Queenstown, Rotorua, Nelson... I feel like it would be extremely short sighted of the QLDC to rezone this land considering mountain biking is an activity which is growing so rapidly. Thus, one can argue Sticky Forest has economic value beyond that of a few houses and sections of land. These trails are such a big draw card for people as it is so close to the town itself. This is one of the reasons why house and land prices have continued to soar in this region. People are willing to pay more to have a part of this Wanaka lifestyle. In addition to this, good town planning requires a diverse use of land within the town. Good town planning requires there to be a mixture of green spaces, housing, public spaces and areas for different types of recreational activities. A well designed town will positively affect tourism, jobs, property values and quality of life. I should hope the QLDC doesn't forget that not only do people need places to live, but also places to enjoy a lifestyle outside of their homes. I would prefer to see QLDC purchase or lease the land to save a place of recreation for those who live in the region and visitors alike. I live in Queenstown and regularly visit Sticky Forest to go riding. I consider it part of my local area and trails. We run a restaurant and encourage visitors and locals who express an interest in riding to visit Sticky Forest. We buy coffees, lunch, petrol when we visit Wanaka to go riding. We go walking with our dogs too. There is plenty of land available to build houses, let's protect an unique environment that adds to the Southern Lakes region is a must do/see/visit attraction. Like several thousand people, my livelihood thrives on tourism. Let's add to tourism, not take away from it. People from all over the world come into my restaurant saying they are visiting for the mountain biking

in the area. They don't just mean Queenstown- they mean Wanaka, Alex, Gibbston etc. We are trying to put ourselves on the map as a bike destination to add in with all the other activities and attractions. Let's maintain this status and grow. Let's protect Sticky Forest. Thank you.

XAVIA, KYRA

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

This is my online submission to save the trees on Ladies Mile. I support the QLDC proposal to allocate \$500,000 to pay half the cost of putting powerlines underground if Delta agrees to fund the same amount for the project I request QLDC allocate sufficient funds for the next trimming of the 29 Ladies Mile tree I also request the 29 trees be protected under the QLDC's heritage protection scheme – by seeking a variation to the District Plan and including the trees in Appendix 3.

LAGAROSIPHON

FURTHER COMMENTS

YONG, CAROLINE

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

A. I support the proposal to create a joint fund of \$1million (QLDC & Power Company) to pay for the undergrounding of the overhead power lines on the Ladies Mile so that the trees on the Walker property can be saved. B. I request the QLDC pay for the next trim required to the trees. C. I request the QLDC take steps to have the 29 trees protected under the District Plan

LAGAROSIPHON

FURTHER COMMENTS

A. I request the Lakeview Holiday Park camping area be reopened for workers or freedom campers to stay on those sites, in tents or vehicles or caravans for a small nightly fee, to help in the current accommodation crisis. B. I request the sprinkler systems on the Village Green be improved to stop browning off over the summer months. C. I request repairs to all the bald patches in the grassed areas between Marine Parade and the Lake Wakatipu foreshore. D. I request regular surveys and data be collected during the Beach Street closure so informed decisions can be made when the trial is reviewed.

YOUNG, ADRIAN

Wakatipu

TRAFFIC ISSUES

a Transport and Parking hub is great idea. Best location?

COUNCIL ONE-STOP SHOP

If three locations result in duplication, yes, consolidate.

RATES, FEES & CHARGES

What would be the definition of residential flat? Would be interested in the working definition of this considering some landlords are have dwellings rented out per room, or per bed, regardless of available amenities. Likely that where farming uneconomic, land could be developed.....how does one determine if land is being banked such that farming is temporary usage?

UNDERGROUNDING POWERLINES

Iconic trees need to be saved. Lines company contribution, given that trees were there before power lines installed, could be increased to 60%.

LAGAROSIPHON

Yes

FURTHER COMMENTS

Consider instigating proposal for eastern corridor bridge.

YOUNG, OLIVER

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

NAME OF SUBMITTER O Young hereby submits in support on the Proposed Queenstown Lakes District Plan ('Proposed Plan'). This submission relates to land zoned Rural on Planning Map 18 – Wanaka Rural, Hawea Flat known as: ? Section 2 Blk XIV SECT 5 Lower Wanaka SD (CT OT18C/473) – 50.6742ha TRADE COMPETITION The submitter could not gain an advantage in trade competition through this submission. PARTS OF THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN THAT THIS SUBMISSION RELATES TO: The submission relates to: ? Planning Map 18 – Wanaka Rural, Hawea Flat My submission is that the proposed plan to maintain the above block as rural should be maintained. The block occupies a very important area which separates to large residential developments. This therefore creates an important green space between these developments. This area is highly visible from Lake Wanaka and therefore if converted to residential housing will be detrimental to the appearance of the area. The area has provided a wonderful area for recreation over the years and a number of mountain bike tracks have been made within the block which is used extensively by locals and been a major drawcard for tourists to Wanaka. They are used not only by mountain bikers but also runners and walkers. It is to be noted that the owners of the land have very generously allowed the community to use this area whilst the allocation of the land has been decided by the Office of Treaty Settlements. I urge the council to enter negotiations with the owners to purchase this land for the community and create a reserve. This reserve would then protect these unique trails for public use into the future protecting the tourism they provide as well as the recreational advantages to the residents. There is no other site in the Wanaka area that trails like these can be developed, they are irreplaceable. The purchase of this land would be a real indication of the council being forward thinking and protecting what many of us hold dear about living and visiting Wanaka.

YOUNG, JANET

Wanaka/Upper Clutha

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

NAME OF SUBMITTER J Young hereby submits in support on the Proposed Queenstown Lakes District Plan ('Proposed Plan'). This submission relates to land zoned Rural on Planning Map 18 – Wanaka Rural, Hawea Flat known as: ? Section 2 Blk XIV SECT 5 Lower Wanaka SD (CT OT18C/473) – 50.6742ha TRADE COMPETITION The submitter could not gain an advantage in trade competition through this submission. PARTS OF THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN THAT THIS SUBMISSION RELATES TO: The submission relates to: ? Planning Map 18 – Wanaka Rural, Hawea Flat I support the District Plan in respect to the above stated block to remain zoned as rural. I strongly encourage the Council to consider the purchase of this block from the landowners as it affords a unique recreation area (mountain biking, walking, running) for the growing population of the town and tourists to use. The residential development in our district must be balanced with suitable recreational green space which is why people come to this area in the first place.

ZUSCHLAG, SANDRA

Wakatipu

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

Yes please keep the trees and shift the power lines under ground.

LAGAROSIPHON

FURTHER COMMENTS

ZZ, PROTECTION OF THE LADIES MILE AVENUE OF TREES

TRAFFIC ISSUES

COUNCIL ONE-STOP SHOP

RATES, FEES & CHARGES

UNDERGROUNDING POWERLINES

LAGAROSIPHON

FURTHER COMMENTS

See attached document containing names and signatures of 232 QLDC rating area residents