

# Glenpanel Special Housing Area

Public Feedback Received

August 2016



**baxter**  
design



**GLENPANEL - CONCEPT MASTERPLAN**

REFERENCE : 2652 - SCALE : 1:3000 AT A3 - 05 JULY 2016

**GLENPANEL**

**QUEENSTOWN  
LAKES DISTRICT  
COUNCIL**

## I am giving feedback as:

Response	Chart	Percentage	Count
An individual		97.4%	227
An organisation		2.6%	6
Total Responses			233

## Appendix

### My thoughts on the proposed special housing area are:

#	Response
1.	1
2.	All positive and I hope construction goes ahead without delay
3.	<p>Its highly recommended special housing area in Queenstown. Now the rent for house 600\$ and above. Families with small kids are struggling to live here. We are unable to provide any extra-curricular activities or any social livings for our kids, because after giving rent we don't have any balance in one person working home. We are working here only to pay rent. This should be changed. If everybody can live happily more special housing areas to come, so rent in the market will down. Then only Queenstown will be paradise for local people.</p> <p>Thank u</p>
4.	Yes!!! This is a fabulous idea. I do however worry about our current infrastructure. That side of town is rapidly growing and the reading network is already a nightmare.
5.	I am very concerned that the access to the proposed Glenpanel Special Housing Area is opposite Howards Drive. This is an extremely busy intersection, and in my opinion there should be no activity commenced on Glenpanel whatsoever until the intersection is upgraded, or the plan is amended to use an alternative access-way.
6.	Killing Queenstown's beauty just to fit more people. Our transport needs sorting out before anything else. Slow expansion and stop rushing everything. Affordable housing will always be in never ending demand.
7.	That the area around Lake Hayes Estate is now becoming saturated. The extra traffic etc that Lower Shotover has produced is only going to be magnified by Bridesdale Farm, Bethlehem Village and now by this latest proposal. When we bought our home part of the attraction was the semi rural setting now the area is getting more and more built up, surely the LHE area has been built on enough and it's time to find somewhere else to develop. It used to take me 8 minutes to travel into work and it is already taking me an average of 25 mins to travel now.
8.	No. This is another example of landowners taking advantage of the SHA legislation to short cut around the district plan and normal planning processes. I believe any developments approved under the SHA need to be high density eg like Bridesdale or even higher density. We need to concentrate limited funding for infrastructure around higher density

	developments and enable high density developments nearer to public transport and workplaces (eg Frankton flats). Also, we need to stop urban sprawl and spoiling the visual amenity of the Wakatipu basin.
9.	I'm concerned as to what impact over 200 extra dwellings will have at peak periods on SH6. Currently peak time traffic heading towards Frankton is terrible. I live in Quail Rise and turning right can cause delays and potentially lethal accidents as drivers are frustrated and entering a 100km zone. Right now my commute to Remarkables Park is taking 20-40 minutes for what is essentially a 10 min drive.
10.	<p>My comments are in 2 parts to do with</p> <p>1) Roundabout at the Intersection</p> <p>2) Speed limit along SH6 along Ladies Mile.</p> <p>I think the subdivision plans looks great and we are in desperate need of more affordable housing opportunities in this town however if the Council were to approve these plans I do believe they need to ensure there is a requirement by the developer to put in a roundabout at the entrance to the subdivision with access to Howards Drive (and thus Lake Hayes Estate &amp; Bridesdale Farm) . This would alleviate any potential accidents at what would become a very dicy and busy intersection. If this was added in as compulsory the council should also make sure it is part of the initial road/subdivision layout prior to building of the homes commenced</p> <p>I would also like to see the speed limit along that stretch of road reduced from its current 100Kmh to a more reasonable 60 or 70kph as it is very dangerous at times to get out of LHE, particularly turning right, without the addition of Bridesdale farm traffic coming onboard when it does. I understand this is not the Council controlled highway but surely they have a say in ensuring safety on the road with consultation with the body in charge of the highways.</p> <p>Thanks</p>
11.	If house and land packages are over 550,000 than should not be considered
12.	<p>Where does this stop?</p> <p>We are at a loss for words that this can even be considered an acceptable location for intense housing development... If this is accepted it will forever set a precedence in the region that all rural ares are acceptable for residential development. This really is where there needs to be a line drawn to protect our invaluable landscape...</p>
13.	I think the location is perfect and the housing is much needed. My only thoughts are of the increased traffic on the ladies mile into town. I would like to see the speed limit reduced, as its dangerous enough getting out of neighborhoods such as Quail Rise.

14.	This is highly visible land on the entrance to Queenstown and should not be developed. I oppose this development.
15.	<p>My Husband Roland &amp; I own and operate Ladies Mile Pet Lodge &amp; Pet Supplies. Queenstown's only Pet Boarding Facility. [REDACTED]</p> <p>We provide a very valuable service to the Wakatipu area. Set up over 40 years ago by Allan &amp; Elizabeth Hunter and operated in conjunction with Allan's Vet practice &amp; Elizabeth's pet grooming Business.</p> <p>We are shocked at the huge implications this development proposal will impose on our ability to operate our Pet Boarding facility.</p> <p>The Stalkers proposal gives no consideration to our Pet Lodge business; In fact we note we do not feature on their plan, outlining their development.</p> <p>By seeking to subdivide under the protection of a SHA gives the Stalkers an unfair advantage that totally favours their business intentions of subdivision , above our established Pet Lodge business spanning over 40 years.</p> <p>The close proximity and the intensity of this development would create huge, reverse sensitivity issues for our Kennel facilities.</p> <p>The Stalkers proposal states access for their subdivision would require the opening up of the paper road situated on the Queenstown side of our property( approximately ) 2 meters from our Kennel Facilities.</p> <p>This would also require the removal of our Shelter Belt and leave our Kennel Facility not only exposed to strong winds, but also to Major Nuisance effects of the noise of traffic entering &amp; exiting this huge subdivision( not to mention traffic from the Bridesdale, and the Sanderson's development )</p> <p>We note the Stalkers proposal also suggests the placement of a round about at the junction of SH6 &amp; Howard's Drive or Traffic Lights to cope with the huge increased volume of traffic.</p> <p>1) The placement of a round about at this junction would require the removal of our Kennel Facility given the Kennel's close proximity to SH6 and the unformed paper road.</p> <p>2) Even the suggestion of lights at this junction would "HOLD" traffic noise close to the Kennel facility making it impossible for our boarding dogs to be kept calm &amp; relaxed.</p> <p>We note that the Stalkers proposal does not mention our driveway ( located 70 meters from the junction of SH6 &amp; Howard's Drive)</p> <p>No consideration has been given in respect to the safe passage of our Clients entering &amp; exiting this busy junction.</p> <p>We have had no consultation in regard to viewing and discussing this proposal other than a call from Mr Stalker( Junior) stating he was applying for a SHA.</p> <p>We oppose this SHA proposal as it gives favour to a developers business intentions to subdivide( using the SHA) for profit to the detriment of our existing Pet Lodge Business.</p>
16.	This is fantastic news for the district, I am in favour of this project going ahead and even happier to see the ENVIRONMENTAL RESPONSIBILITY comments on Page 21 about providing homes that are above the NZ Building Code so people can live in a warm and

efficient home - well done!

Thanks

Lisa Burroughs

17. I wish that this development was occurring within the framework of a future population and the resultant necessary spread of housing requirements for Queenstown. However, in the lack of any such clear strategic plan, the development seems to answer some of the needs of the district in relation to higher density housing.

Questions I have:

How will public transport be provided - if the intent is to supply housing for low paid tourism workers they will need transport. It will be a long walk to amenities in Lake Hayes/Shotover Country in winter - will these amenities be sufficiently close (and sufficient e.g. in terms of supermarkets), to meet the needs of the proposed types of occupants? If we are trying to avoid traffic congestion and attract occupants, if public transport and surrounding amenities are not appropriate there is no rationale for this to be a Special Housing Area as it will not be the goals of such Areas.

Has proper consideration been given to sunlight/shading in the dwellings? It doesn't appear that any consideration has been given and that, at least in some instances, 3 storey buildings will directly shade buildings to the south of them. If we are trying to reduce resource use and increase quality of homes, natural sunlight is essential.

Why is it necessary to be so restrictive in the tree species that can be planted? Only one genus of natives (beech) is included which seems undesirable - at the very least I suggest the a restriction could be ANY native tree and then a restricted number of non-natives. Many suburbs in New Zealand with highly variable garden plantings are attractive - uniformity is not the only way to create an attractive environment.

Should there be a greater density plantings adjacent to the highway? It seems that the proposed plantings are not really sufficient to provide strong screening and a more rural feel to the main entrance to the Queenstown area. The US is impressive in the way that one gets an impression of driving through forests when they are in fact tree lined road corridors. We could aspire to this effect here. In particular, if the majority of plantings are going to be deciduous there will be little visual barrier in winter. In addition, while all landscape plans talk about what will be achieved in the fullness of time when trees grow, there is little consideration given to the impact on visitors and locals for the many years that it will take for plantings to reach any significant size and the weight of that impact when multiple sequential developments are taking place. Perhaps planting should precede development?

18. After the bridesdale debacle coming in under the special housing accord, with now



laughable entry level prices of 750k+, we don't need another subdivision using SHA as an excuse to fast track development which won't solve the affordable housing crisis, but rather just create revenues for the developers. With bridesdale and Hanley farm coming online we don't need more carving up of land in an inappropriate location that will result in more pressure on infrastructure and roading in a concentrated spot. If the council is seeking to create affordable housing developments these should be located in downtown, high density locations not in areas that will create more congestion. This is also the main entrance to Queenstown, a town trading on it's renowned beauty, and vast subdivisions on either side of the road are not appealing visually. Before we flood Queenstown with SHA developments let's fast track the consented developments we have underway and then review if it actually works.

19. The proposed Queenstown Country Club retirement village fills in gap between Shotover Country and Lakes Hayes estate and so does not make major changes to the visual landscape

The proposed Glenpanel SHA takes a "bite out of" the rural landscape on the major approach to Queenstown so has a major impact on the visual landscape

I do NOT support

20. This application needs to be declined pending the completion of the wakatipu landscape study as commissioned by QLDC. To do otherwise would make nonsense of the landscape study.

21. I think that development of the Ladies Mile Area should be assessed through the District Plan - and a Plan Change if appropriate. A Master Plan that looks at the wider area should be prepared, if it is deemed appropriate for intensification.

Approving the Glenpanel SHA would be reactive and premature in my view - Frankton Flats and other areas already zoned as residential should be developed first. An appropriate place for the Urban Boundary should be the Shotover Bridge (with the exception of Lake Hayes Estate and Shotover Country). Should the Glenpanel SHA go ahead 'consent creep' is inevitable and the wider Ladies Mile area would likely be development in a piecemeal and incoherent way. The spectacular rural approach to Queenstown would be irreversibly changed, urban sprawl would occur and this would inevitably impact on the visual, ecological and recreation values of Lake Hayes.

Medium Density affordable housing in this location would detract from the landscape, and would surely exacerbate the significant traffic congestion in the immediate area.

22. We both object to the possibility of opening up the paper road along the hillside at Threepwood to gain access to the lake.

This detracts from the reason we decided in buying in this lifestyle farm. It would totally detract from that reason and change the character. We don't need extra road traffic

Yours Faithfully

Phil & Kim Marshall

23. there has been so much effort to tuck Shotover Country and Lake Hayes Estate out of sight to protect our rural views, and to give those communities an identity, so why would you then have a subdivision in full view along what is the main entrance to Queenstown.

we do not need more urban sprawl and more intensive housing on this side of the Shotover River.

Protect the iconic views which make the Wakatipu what it is, don't ruin it for the benefit of a urban sprawl subdivision.

Adding more housing to the already overburdened infrastructure is only going to make this a less enjoyable place to live and visit.

24. With my my wife we would like to register our disapproval (objection) to this planned Special Housing Area.

It is planned for the northern (uphill ) side of the Ladies Mile and backing up to Slopehill.

as they say themselves (p16) , "In general, these flats are recognized as one of the principal components of the entry experience into Queenstown" , with which we completely agree.

"Substantial development has occurred below the terrace edge where development is screened by topography" , with which we also totally agree and, really, is the crux of our objection to the new plan.

The current developments of Lake Hayes and Shotover Estates are below the road and hence virtually invisible along the Ladies Mile and do not interfere with the very beautiful and open aspect of the major entranceway into Queenstown.

The developers argue that because the council have approved the development of a retirement area on the south side of the Ladies Mile west of the Lake Hayes Estate turnoff that they should be allowed to develop the north side.

We believe that there is a world of difference between the visual impact of the retirement area and the one that they propose. Within their proposal they state that in the Medium to High density areas the height "shall not exceed 8 metres", but on "amalgamated lots.....and shall be permitted up to 11metres in height"!

Also walls may be "unrendered concrete block".

The tallest of the buildings are planned furthest away from the road to decrease the visual effect, but this places them immediately adjacent to Slope Hill, which they and others regard as an outstanding ( and ? protected) natural feature.

So we do not believe that an 11metre tall concrete block building backing onto the Slope Hill is a particularly attractive feature.

Despite the proposed greenery to shield the development from the road and vision, we don't think we have seen a development that looked as good in real life as the artists plans.

In summary we feel that this large and tall development will significantly detract from the natural beauty and openness of the entranceway to Queenstown along the Ladies Mile.

Finally, if the development should go ahead the vehicle entranceway to the area is poorly thought out. Having the entrance/exit opposite the Lake Hayes Estate turnoff will be very dangerous. We would think that the main entrance/exit should be onto the north side of the newly built roundabout further west that serves Shotover Estate.

25. As an affected neighbour in this area. We have initial concerns the impact this will have on our roading systems which are already struggling with the massive changes of late. It's continuing to amaze us how much traffic heads into Queenstown in the morning/evening blocking roads "traffic jams"

We can only hope the council are taking much consideration to view theses proposals.

I am not against growth or development in the Wakatipu basin but we have other options.

There are three main roads entering QT state Hwy 6 north / state Hwy south and the back road to Queenstown being mulaghans road not to mention Speargrass flat road. All capable of handling large developments, I understand that infrastructure is a cost to these areas and concern but we should not be using that as a reason to take easy options.

Development in these areas allows options for road users not just one option IE: Ladies mile Hwy there are so many homes already with no option but to enter this Hwy to either go to work or Play, and that effects all road users not just the ones living in the area.

Arrowtown must be looked at by council to releasing some of the pressure, Queenstown should not be expected to cater for there reluctance for growth.

Again we can only hope decisions are not been taken lightly good choices are needed more so than ever.



26. I am putting forward my thoughts on the possibility of opening up the paper road along the hillside at Threepwood to gain access to the lake.

We are against this idea as would all of the Threepwood residence as opening up this road through a private housing area will have an increased effect on the grounds that we as Threepwood residence pay for.

If one of the small street lights are damaged, who will pay for it?

If the grass verge is damaged by vehicles, who will pay for it?

We have walnut trees and fruit trees on communal land areas, how will this be managed?

We also have our club house, tennis courts and private gardens which once this road opens they will be very accessible to anyone coming through Threepwood Farm via the road and past these facilities.

How can we manage the use of them after the road opens?

If this happens how will it be managed and why should the residence pay for communal up keep and services if anyone from Glen Panel Farm can access it?

There is a perfectly good public access to the Lake Hayes walking track currently situated at the entrance to Threepwood farm. I see no gain and no reason to want to put this road in along the hill side through private property.

Please feel free to contact me

Resident against opening up the paper road along the hillside at Threepwood to gain access to the lake.

27. I think this concept is very reactive to the bad press that has been in the media lately. If a more holist approach was taken, looking at the wider area, then better decisions would be made. The special housing area would affect the already backed up traffic issues as people commute in and out of town at peak periods, not to mention added pressure on infrastructure. The geography of the area means that there are restraints on adding extra road routes in and out of town.

This area has already been so well preserved prior to the rising population in Queenstown, so why let it change? The iconic scenery seen from Lake Hayes would change the overall vibe and reason for why people visit here and it is already threatened.

There are plenty of other areas such as Bridesdale and Henley Downs, which could be

utilised before obvious, iconic road side areas are developed. We should be using the already define urban areas before rezoning and allowing suburban sprawl.

This should go out to full public consultation, after all it does effect the residents and rate payers of Queenstown.

28. I support the submission for the following reasons:

1. We need more housing in the district.
2. I agree with mixed density- particularly 2-3 level units at the affordable level.
3. This is a natural extension from the urban areas of Shotover Country and Lake Hayes Estate
4. This follows on from the approved Queenstown Country Club SHA
5. Much needed access way to allow for cycle traffic from Lake Hayes track back onto the trail into Shotover Country
6. Rural vista is protected by buffer on both sides of Ladies mile (allowed for in this SHA and the approved Queenstown Country Club SHA)

29. I support the proposed special housing area. I am an individual that would like to purchase a property in the Queenstown area to live in one day - this would provide more options as right now there doesn't seem to be enough.

30. Positive, additional much needed housing for the area

31. I think it is a great idea. It concerns me that salary employees such as teachers, police, trades people, retail and service industry employees have trouble affording the so called market rents and house prices in this area. For this area to develop and grow we need to provide affordable accomodation to all.

The area proposed is aesthetically sheltered by the hill behind and the plantings along the roadside. I have taken particular notice of this as I drive along this road daily as at first I thought this be an eye sore, ie houses along that stretch, but no. I also believe that a round about at the present entrance to Lake Hayes estate will provide the ease of access and flow of traffic as the Stalker Rd one now provides.

In closing I think we'll done to The developers for being proactive Iv proposing this development.

32. I think this project is great and support it fully as it will give first home buyers a chance to own their own home

33. I think it is a good idea, natural extension of SC and LHE.

I think traffic needs to be looked at if adding more housing in the area e.g. Quail Rise turnoff - not safe.

	34. I think this needs to go ahead. I've been in Queenstown over 13 years and it's so much harder now more than ever to find a section. We are in a position where we can get into the market to get a second property but there are just no sections available in the lower to mid price bracket.
35.	I would like to own a property here as a rental since there's a rental crisis in Queenstown I think this would help supply for people who can't/won't buy property.
36.	I would like to buy land .
37.	We need more new houses in Queenstown, However I believe we need to build, invest or allow people to invest into Work Lodges or Apartment that allow more people for rental.
38.	Great, there is a shortage of sections and houses.
39.	<p>We need a lot more affordable housing in Queenstown! I support the creation of as many special housing areas as are needed to cope with the demand! Rates should be massively increased on undeveloped land to encourage owners and developers to make land available faster! The consent process needs to be made easier, cheaper and faster!</p> <p>Thankyou for the opportunity to comment on the housing problems.</p> <p>Regards</p> <p>Chris.</p>
40.	If it were to go ahead we would be interested in building there.
41.	I think we need need more housing stock to keep up with the growth of Queenstown
42.	<p>Hi,</p> <p>I think QT urgently needs sections to become available to meet demand.</p> <p>The current offering is limited, and with the likes of Hanley Farm being delayed further, and issues with infrastructure there I think it's prudent to approve Glenpanel as the developers have clearly shown they are capable of providing these sections and creating an affordable housing area such as Shotover Country</p> <p>I do feel there should be a % limited to the extremely small sections such as 400-450sqm though as being affordable is one thing, being livable for a family is another and it's important to find that balance.</p> <p>Thanks</p>
43.	I think this subdivision is absolutely imperative, it provides homes for families on land that is very hard to come by in this area, along with the support of all necessary amenities, housing for locals.

44.	Simply need more sections to accomadate everyone and keep the land price at a fair and reasonable cost.
45.	We urgently need more affordable housing. I think clauses such as no on-sell of a SHA property until built and a mandatory period of the purchaser living in a new SHA house for 1 year would also help current housing crisis/situation in Queenstown.
46.	There is a need to build and decelopment more housing to meet the needs of the housing crisis in this region. I also recommend that they're developed equally for families and couples as opposed to investors as the cost of rental keeps rising and it is more beneficial for families to purchase than to continue renting. Thanks for allowing me to share my opinion.
47.	It is a great idea. And is required.
48.	Great Idea and much needed. I am yet to buy my first home and it just seems to get harder and harder with the rising prices and limited availability. There is such a high demand for housing. Its even more of a shame being a kiwi, I never plan on leaving and just too many overseas buyers or developers get in before us due to higher offers etc.
49.	I am a mortgage broker in Queenstown. I see the demand for sections for new home owners. people want to buy sections and build for themselves, there si a pent up demand that is currently not being meet.
50.	I think there is a large need for a well designed housing area in the district.  Current house and rental prices are hugely inflated due to the lack of supply.  This is a step in the right direction.
51.	Queenstown need urgently this important
52.	Great, much needed, as a long term local and business owner I support this development.
53.	As a single mum of two and lived here for 15years now, Im newly separated and I have an extremely healthy deposit, but not enough to buy in this current market on my salary, we do need affordable housing, designed well, capturing the small compact eco friendly house options available today.  Regards
54.	There is a huge need for affordable housing in the Wakatipu, with more sections available at reasonable prices it will enable more families of the working class to build a home within their means. With the lack of homes to rent this pushes the price of rent sky high. Let alone the average price to buy a home hit around the \$900,000.00 in June, eventually the average working class which this town needs to survive will be priced out of the Wakatipu. So therefore with more sections to build on whether for the owners own use or to rent out i think it's a win win. More availability would level out the huge prices. One other thing, a stipulation that the homes built have to have a certain level of occupancy to minimise the empty holiday homes around here, when there is some people that have nowhere to live.

55.	We need more sections available for purchase in Queenstown, preferably ones that are not overly priced.
56.	<p>My 3 children attend Shotover Primary School. We have moved to Queenstown for work, and are renting in Lake Hayes Estate. It keeps me up at night to think that we will have to move out of the area as we can not get a section to build on. We are paying more in rent than a mortgage would cost us. It is not affordable to keep renting long term, so if we miss out on Shotover country we will have to move. I really don't like the idea of uplifting my children from school.</p> <p>I think the proposed special housing area is needed for families like myself. I feel lucky to be able to live in this part of the world. I would just like to be able to settle my family down permanently.</p>
57.	10 years ago I would seen no need for such areas, the area has grown to stage thus I feel this are now nessary for normal kiwi or oversees people to able to live in Queenstown.
58.	<p>Positive. Excellent location given all of the developments at 5 mile, shotover country school and the high school development.</p> <p>We do not want to invest in an area that has 3-400sqm sections and Glenpanel offers bigger sections.</p> <p>The house prices for families are out of control. I know man people considering cashing in and leaving the area. These are local professional family's who cannot establish themselves long term in the current state.</p>
59.	<p>Very excited as the town is getting more land coming available via Glenpanel.</p> <p>We would love to own a home here for my family</p>
60.	Needed
61.	The town is growing and we need more property. Currently, prices and rents are excessively high, simply there is not enough supply.
62.	Due to the now over populated Otago city of Queenstown there is a high demand and shortage of rental properties and first homes for families, It is of no surprise to anyone that the accommodation shortage is at crisis point with workers and families having to leave the Wakatipu because there is no where for them to live, businesses in Queenstown suffer because they then can't find staff to work if they have no where to live and families are also leaving the area because of the housing shortage, within those families you have men and women of all trades bringing their much needed skills to an ever growing city.

The option of more sections will help take the pressure of the rental shortage and it will also help first homebuyers get onto the property ladder. Me being one of them, it is virtually impossible to get on the ladder but developments like Shotover country have given so many families an affordable and amazing opportunity to secure their future and their children's future. I understand that the Glenpanel special housing area is of consideration, this development should receive consent to help ease the pressure even more on the continuous issue the town has with accommodation shortages and lack of opportunity for first home buyers. I hope that this development goes ahead because I can't see any reason why it wouldn't being that the development is providing a solution rather than a problem.

Kindest Regards

Lisa May

63. Queenstown is in huge need of property for first time buyers and young families.

My partner and I have spent the last 12 months, looking for land / house to buy as our first home, we have a reasonable deposit, but the bar keeps getting raised due to high demand and investors.

We currently live in a rental property with another couple our rent is an average price at present but due for a renewal at the end of the year, if it increases too much we will be looking to move away from Queenstown.

My partner is a local, who was born in the maternity hospital (bungy backpackers) and went to Wakatipu high school, he does not want to move away from the area, as his family are here also. But we are wanted to buy a home, at the age of late 20's .

Another housing area just gives Queenstownians more options and will help greatly with the lack of housing. If nothing changes over the next 12 -24 months I think Queenstown will be full of empty holiday homes used several times a year, whilst all the local families move elsewhere to find an affordable future.

Queenstown is a beautiful place, full of life and fantastic people, but high prices and demand, will soon change this.

64. I think it's a fantastic idea. Given the growth of the town.

65. It is extremely important there are more opportunities for local families to be able build new warm homes in Queenstown. We have two children and want to secure a dry warm



	home for them.
66.	<p>We need , urgently , AFFORDABLE HOUSING!! Really affordable , for the locals and workers of Queenstown .</p> <p>Kindly ,</p> <p>Paola</p>
67.	Much needed housing in the area due to the huge shortage of housing available.
68.	We are seriously lacking residential housing and need every new opportunity to build more.
69.	There is a need to build and development more housing to meet the needs of the housing crisis in this region. I also recommend that they're developed equally for families and couples as opposed to investors as the cost of rental keeps rising and it is more beneficial for families to purchase than to continue renting. Thanks for allowing me to share my opinion.
70.	<p>I was brought up in Queenstown, I went to Arrowtown Primary and Wakatipu High School.</p> <p>I moved to dunedin when i was 19. In that time, i owned my home, got married and worked in a job i was happy with.</p> <p>Im now nearly 26 years old. i quit my job i was unhappy with and moved back to Arrowtown and currently live with my Parents and sister. My husband is still in Dunedin untill is job starts up in queenstown. That will be a year in september.</p> <p>A year of us being apart, a year of me living with my parents, a year of me driving to dunedin every weekend to see my husband.</p> <p>He wants to move up here for me, this is my home, this is where i want to live, this makes me happy, here is where i want to start a family.</p> <p>Ive got a good job with ok money, my husband is starting a business which should take off without a hitch. We sold our dunedin home that we reneved and made a profit. My things are in a storage unit, my husband currently flats with his friend who owns his home.</p> <p>My cat has had to go to a friends house until he moves.</p> <p>We want to build as that seems cheaper and more value for the money we have.</p> <p>we have been pre-approved for a loan of 500-600k.</p> <p>I have not seen a house (not a 1 bedroom apartment) for under 600k</p> <p>Sections are selling for 300+k</p> <p>If you have a calculator please do the math of that.</p> <p>We knew it would cost us more to live here, but if we are happier then you cant put a price on that.</p> <p>We need afordable sections, we need them fast. We need to have less building resrtictions, and they have to be avaiable for people like me. Locals, Kiwi, Young, Families, average incomers.</p>

	<p>Open glenpanel and make it affordable and make it for young families, who dont want to live with their parents, who dont want live in an apartment, that doesnt want a boarders, who want some grass for there dog and kids to play.</p> <p>Let me get my husband back and my cat, and get me out of my parents house!</p>
71.	There is still a massive demand for affordable housing in the area
72.	I think it is really needed. There is such a high demand for sections. We have been unsuccessful with Shotover country and wold like to see more options
73.	<p>Hello, We have a son 27 and he is a business owner in Frankton wants to stay in Qt long term and be able to afford his own home. I feel many young people will be unable to afford homes unless we get smaller sections as well as medium to high density development available. I know many of my friends kids have had to leave the region to get into a home and I find this sad when they are born and bred here. I also think this is a great location as its opposite the retirement home. I can see a need for older folks to down size - sell the family home- live in something smaller and more affordable while they then travel or perhaps give one money to the offspring to help them into a house wheel they are still around rather than waiting for a will. I know my Mum would want to do this if she was still around.</p> <p>Queenstown and its surrounding areas has such a wealth of outdoor space that not everyone needs or wants the backyard and patch of lawn. I feel as a community we need to cater for more needs and more economic positions of folks at various times of their lives. The land proposed by the Developers at Glenpanel will fit this bill.</p> <p>I hope - from a selfish point of view- that my son can stay in Queenstow rather than move away to afford to but into home of his own.</p> <p>I fully support the development of Glenpanel and the medium and high density development it provides. Kerry</p>
74.	<p>I fully support the proposed Glenpanel Special Housing Area.</p> <p>Queenstown is seeing unprecedented demand for housing with prices having risen 42% in the last year. It is currently very difficult to purchase either a house or a bare section in the Queenstown area with limited supply and high demand. Similarly, securing rental accommodation is also very difficult with demand outstripping supply.</p> <p>The Glenpanel subdivision proposal will help alleviate some of this demand.</p> <p>It has an excellent location, co-located with the existing Lake Hayes and Shotover Country residential neighbourhoods and with easy access to the Five Mile and Remarkables Park retail areas not to mention the new primary school in Shotover Country and Wakatipu High School in Frankton.</p> <p>The proposal also contains a good mix of housing density some of which will provide much needed housing supply to those working in service industries on lower wages.</p> <p>The proposal includes sufficient physical offset and planting to visually protect the important Ladies Mile entrance to Queenstown.</p> <p>QLDC should approve this application with urgency.</p>
75.	There is a need to build and decelopment more housing to meet the needs of the housing crisis in this region. I also recommend that they're developed equally for families and

	couples as opposed to investors as the cost of rental keeps rising and it is more beneficial for families to purchase than to continue renting. Thanks for allowing me to share my opinion.
76.	We have been looking to build and move to Queenstown for two years now and have struggled to purchase a section to build on, we would like to purchase in this sub division.
77.	<p>I am a first home buyer and have lived in Queenstown for 12 years working as a manager for a tourism operation. I'm finding it harder and harder to live here as I cannot find an affordable house or section.</p> <p>We need more sections but they need to be for first home buyers and affordable.</p> <p>I have a 3 year old child and I love the community I have established here so it won't of be a shame to move away from it all.</p>
78.	I am all for the proposed special housing area, we have a lot of friends and family who have grown up here yet can't afford to buy in the current market, the more affordable housing the more likely these true locals can afford to stay in this amazing place we get to call home!
79.	<p>I would like to see more sections made available to first home buyers. Where it is not such a stressful time looking for a section to build a home. The frenzy of having to decide immediately when the email appears on ur phone no matter what you are doing or where you are is. This is not the experience people should be encountering when trying to make their first purchase. More sections need to be made available to aliviate this short supply currently being experienced in this region.</p> <p>Regards</p>
80.	Happy to go along with the general consensus
81.	<p>I think that development of the Ladies Mile Area should be assessed through the District Plan - and a Plan Change if appropriate. A Master Plan that looks at the wider area should be prepared, if it is deemed appropriate for intensification.</p> <p>Approving the Glenpanel SHA would be reactive and premature in my view - Frankton Flats and other areas already zoned as residential should be developed first. An appropriate place for the Urban Boundary should be the Shotover Bridge (with the exception of Lake Hayes Estate and Shotover Country). Should the Glenpanel SHA go ahead 'consent creep' is inevitable and the wider Ladies Mile area would likely be development in a piecemeal and incoherent way. The spectacular rural approach to Queenstown would be irreversibly changed, urban sprawl would occur and this would inevitably impact on the visual, ecological and recreation values of Lake Hayes.</p> <p>Medium Density affordable housing in this location would impact on the landscape, and would surely exacerbate the significant traffic congestion in the immediate area.</p>
82.	There is a shortage of sections available in the area causing a supply and demand mismatch which causes all property prices to rise too high for the average resident to get

	into the property market. The proposed area is ideal for subdivision in my opinion with a lot of urban development already in this vicinity. The proximity to amenities and access to infrastructure make it a logical option.
83.	As a first home buyer its a great deal and looking forward to get a positive feedback soon.
84.	Great, were first time buyers! We really need more housing options.
85.	<p>This area is desperately short of affordable sections - sections full stop! - if there are not urgent measures to address the crisis then it won't be long before there won't be any young locals here or workforce to service local business</p> <p>Release of more sections would also have a positive impact in increasing supply &amp; reducing land costs &amp; house prices in the area. When those lucky few rich land owners are finally willing to open up their land for residential development please let them!</p>
86.	Much needed due to lack of supply
87.	My wife and I are looking to move back to her hometown. As it stands there is no suitable accomodation available and as such an increase in affordable land would enable us to purchase and build. This proposed area is close to her family and would enable our young daughter to start school close to home and family.
88.	Would be nice to have affordable housing !!!!! Sections which are of a reasonable price ie less than \$200K. Not for developers!!!! First time home buyers to be able to get in the market. Walkways thru the subdivision with a park with trees. Playground for children. Off street parking.
89.	There is a great need for more sections to be available within the Queenstown area. I am a first home buyer and currently I can not find any sections that are suitable for me and my budget. Providing more options for people like me and others looking to live in Queenstown is a must and the Glenpanel Subdivision offers varying section options and also helps with the selection of house designs already created. Limiting the cost of the project.
90.	This would be idea if use did this. As we are finding it hard to get section to build on so we could move up to Queenstown.
91.	Needs to happen. People shouldn't be cramming into Houses to make ends meet.
92.	This is a much needed subdivision!
93.	<p>At the moment we are in an housing 'crisis' in Queenstown. So any opportunity for more sections to become available on the market is urgently required.</p> <p>My partner &amp; I have been trying for a section in the last 2 releases at Shotover Country plus the first release at Hanley Farm. Unfortunately we have missed out on both. We are renting and don't own any property in Queenstown or elsewhere. I've lived in Queenstown for 15 years and I've never seen it this bad for trying to get on the property ladder to own a first home.</p> <p>So I fully support any new sections that are in the pipe line to become available.</p>
94.	<p>This and other special housing areas are urgently needed in the Wakitipu.</p> <p>We have been very lucky to have been able to secure a reasonably priced section, but</p>

	many people that we know are very frustrated at not being able to obtain a section, and having to pay exorbitant rents, when that money could be going to pay off their own property
95.	Much needed! Especially for young families and first home buyers we urgently require more housing stock in the district. We are also facing an accommodation crisis with our temporary seasonal workforce and as a result many employers are facing difficulties recruiting as staff are unable to secure accommodation. By opening up more supply this should help alleviate some of the demand and pressure.
96.	As a small family that have been trying desperately to secure land for the last year we believe that this is essential. My partner and I have resided here for 10 years and both have great long term careers here. Myself as an early childhood teacher and my partner as a business owner of a gift stopping company.
97.	Hi my personal thought is we need more section because the population of Queenstown is quite expanding.
98.	In a fast growing economy like Queenstown there is a desperate need for more affordable housing for local residents. Without the ability to house and employ a mixture of local residents and short-term seasonal visitors Queenstown will suffer a fate no one dares to think about. At present local landlords are operating with little to no oversight and this is detrimental to Queenstown's image and long-term viability especially to first time home buyers and young families which are the future of Queenstown. More houses are needed now and Special Housing areas such as Glenpanel are a good start! Thank you
99.	<p>The base Wakatipu basin population is growing as a consequence of strong tourism growth to both New Zealand and Queenstown as a consequence there are new start-up along with existing businesses scaling up in response to growth. The primary sector businesses require managers and staff and attract people to relocate to Queenstown.</p> <p>Changes by the Reserve Bank makes the pathway into a home easier purchasing land and building with there being lower threshold for lending. Glenpanel is flat easy build land with great sun and close to the primary school and short commute to the new high school opening in 2018.</p> <p>The developer has proven credentials and competencies to create a smart master plan and complete a staged development in a timely manner. The design plan should include bunding / other to lessen the visual impact of homes on this proposed development site.</p> <p>Having lived in Queenstown for 33 years we propose to purchase and build as owner occupiers on the basis the development is approved and we are successful in securing a lot.</p>
100.	We desperately need more affordable housing, so I hope this will be approved.
101.	We need affordable sections anywhere not just this development, you can not call affordable when developers are asking 250,000 for a 300sqm section. You need to come up with some price control over this issue.
102.	I have been visiting Queenstown for a number of years, and would like to make the move south - though I have been unsuccessful in finding property or land, which is reasonably priced. I understand the need to retain the character and quality of the Queenstown - which agree with - however this has to be inline with the development of the region, and making it sustainable for future families. Opening up a special housing area is a logical

	answer to the growing demands for new residents and new revenue for the region.
103.	I believe this new speical housing area will greatly help with the queenstown housing issue.
104.	<p>Like hundreds of other locals in Queenstown, I am trying to get on the property ladder and be able to build a home for my family. However there is a major shortage and it is a constant battle to try and even get in the running to be able to purchase a section.</p> <p>There is a major shortage in accommodation in Queenstown and this new proposed sub-division at Glenpanel would be a step in the right direction for young families to build a family home.</p>
105.	The cost to own a house for our family is to expensive in Queenstown and cheaper alternatives need to be available. we are a working class family with three children and want to own our own home as opposed to renting due to the expensive property prices.
106.	<p>There us a huge need for the ability for young families to be able to establish themselves in the Wakatipu Basin. As you know, there is a huge shortage of properties available which is pushing the prices of these up to ridiculous levels. I have been looking to purchase and build for some time but the prices that are being asked us far too much.</p> <p>I request that this subdivision go ahead.</p> <p>Your sincerely, Brett Paterson (Born and breed Queenstowner)</p>
107.	<p>Would love a section here!</p> <p>My partner and I have been looking for 12 months - we are first time home buyers looking to get our foot on the ladder. We are currently registered at Hanley- but this SHA looks great!</p> <p>Would love to know more, many thanks</p>
108.	Fantastic location for this style of development. I work in the building industry and have an increasing level of enquiry for new homes, particularly young families. Unfortunately the lack of supply has had a huge impact on price and has left these young families disappointed as their budgets do not align with the rapidly increasing property values. This Glenpanel development and many more like it are essential to service this demand and provides an obvious solution to the supply issue and associated property premiums.
109.	There is a severe shortage of housing and to cope with internal migration, work force requirements to service an ever expanding tourism market we need housing. When you have landowners sitting on land and not using it, Council needs to either provide incentive or support those willing to take the risk and develop land for housing quickly. We also



	seem to be catching up and retrospective....the data is there, the future is not the unpredictable, plan for it.
110.	Queenstown has been starved from land in any reasonable density for some time, the Shotover Country development has shown the overwhelming demand for housing within the Wakatipu region and well placed developments such as Glenpanel will help by providing supply in an suitable area without stretching services. Proximity to the Shotover Country primary school, Frankton Flats commercial / retail zone and the proposed retirement village would make developing this land into a residential development an asset to the local community.
111.	<p>1. There is an undisputed shortage of housing in Queenstown which has caused house prices to increase to unsustainable levels, denying access to many would- be home-owners. Rentals have risen accordingly, resulting in serious accommodation problems for lower paid workers, and overcrowding in the apartments in town.</p> <p>2. The site for the proposed Glenpanel development is well suited for residential accommodation. It is flat, close to the existing developments of Lake Hayes Estate, Shotover country and the proposed Country Club retirement village. All these are close to the 5Mile shopping centre and the Frankton flats area.</p> <p>3. Because of its location, linkage to Municipal services and infrastructure should be relatively easy and inexpensive.</p> <p>4. The area is a logical extension to Queenstown</p> <p>5. My only concern is access to the property, and egress from it.</p>
112.	I think that it is a good idea to create more housing land to solve the accomodation problem
113.	<p>The local area is desperate for more housing options to alleviate the shortage that we have currently. Assuming that this subdivision has some integrity as Lake Hayes Estate and Shotover Country then I believe this is a much needed subdivision that needs to be fast tracked for the many families that are currently without a permanent home.</p> <p>Kind regards,</p> <p>Nick</p>
114.	<p>As the tourism market growing big in Queenstown, there is a lot more need on the house and rental property for local residents and staff who are moving from other cities.</p> <p>It is good to have a residential area to stay away from the city, and have enough facilities in the area.</p>

<p>115. More sections are required for family homes in well planned subdivisions.</p> <p>Glen panel is a great idea if it is laid out well and provides families with good facilities and at reasonable price.</p>
<p>116. We need more SHA's approved sooner rather than later.</p>
<p>117. Great. Looking forward to this development.</p>
<p>118. As a prime tourist destination, we need more resident population. These people who chose to live and/or settle in Queenstown should have communities and town planned areas for bringing up their families. Almost everyone loves to visit Queenstown for a holiday - but to live there we need a bigger community I feel. Wish there is a fast track development of housing and facilities to cater to a local population of 50,000 residents. At this number of people and tourism nature of Queenstown, we can expect a variety of housing needs, including for professional and managerial cadre people. Wish to highlight in what I have mentioned so far, I am leaving out the holiday homes and boutique accommodations - more is about housing and facilities for the resident population.</p> <p>Queenstown is a great place - have visited it several times. Love to one day call it home.</p>
<p>119. Building</p>
<p>120. As long as it's affordable housing for first home buyers</p>
<p>121. I would like to see more sections made available to first home buyers. Where it is not such a stressful time looking for a section to build a home. The frenzy of having to decide immediately when the email appears on ur phone no matter what you are doing or where you are is. This is not the experience people should be encountering when trying to make their first purchase. More sections need to be made available to aliviate this short supply currently being experienced in this region.</p> <p>Regards</p>
<p>122. I am in support of the Glenpanel SHA proposal. I believe that it will continue to provide opportunity to first-home builders and help address the shortage of accommodation in Queenstown. There is a clear shortage of available sections currently.</p>
<p>123. I would like the opportunity to have my own home again. I desperately need a section on which I can build a home at an affordable price. Anything that would make more sections available would be welcomed by me. The house prices in Queenstown are ridiculous and I feel they are priced higher than their worth.</p>
<p>124. We are a family of 4, 2 elderlies, 1 working (Full Time) adult &amp; a 7 year old child.</p> <p>We recently have relocated to QT from Te Anau (after having residing in the area since early 1990s) due to my work in Tourism sector.</p>

We plan on staying in QT for the long term but the current escalation of house pricing has made our housing situation less ideal. We plan on selling off our TEU homes and would like to purchase a property in QT.

It is HARD to find somewhere reasonable in pricing and for the family.

Hopefully there is somewhere suitable for our family in the near future,

Thanks

Kathy

125.

[REDACTED] only to find there are very few houses for sale and even fewer new houses to suit anything [REDACTED] - 2-3 bedroom "townhouse" or similar at around \$600K - [REDACTED] Queenstown has plenty of outdoor space for recreation so just a building to live in is all she needs.

Also, with the climate in Queenstown a more energy efficient double glazed & insulated dwelling to current insulation standards is the only property we are interested in.

Problem is despite talking with all the building companies every section available to build upon has already been pre-sold and any new land seems to be a year or two away. [REDACTED] MORE land needs to be released for Housing companies to build more houses - not mansions on large sites.....basically Townhouses on smaller shared plots is all she needs !!!

Thank you,

Paul Newman

[REDACTED]

126. If the proposed special housing was to be given the go ahead it would give my family and I the opportunity to move near my daughter who currently lives in Arrowtown. We have missed out, several times on the Shotover Country Development. After studying the plans and the literature for the proposed housing area my husband and I feel that it would accommodate the community and give us the opportunity to be near our eldest child. My youngest daughter, who is 6, misses her big sister terribly and this is the only way we can see being able to make the move. The proposed plans appear to have taken the environment into consideration and the people who would be purchasing and make it ideal for families. It would be fantastic news if this was to be given the go ahead.

127. I don't know much information about the proposed special housing area but my thoughts on the lack of sections are that we are 16 year locals young family both working young child paying 700 per week rent. We owned in Frankton but had to sell when my husband was sent out of town for two years when work here in building dried up. We have to have a flatmate in order to pay our rent, so does both of my sisters, we are all in our 40's with

young children so having a flatmate so we can pay rent is pretty hard but necessary. We are with Hanley farm but missed out and waiting. There is a desperate need for affordable (\$220,000) sections or less. Some rentals won't allow flat mates. In our own home we can do what we like to try to cut costs with flat mates etc. our whole extended family lives here so moving away would be horrible. There is enough work for my husband for ten years in building. We just want to build our own affordable home to live in. We have missed out on sections or the deposit amount changes or lending criteria. We are paying so much in rent it's impossible to save anything. It's horrible to be at this stage of life scrimping every week both working to survive and having flat mates and having no home. Our landlord won't sign a fixed term lease so we can get kicked out anytime. It's horrible. The banks and Queenstown council need to realise that people simply do not have 20% deposit, nor can they build on a section costing \$350,000. People say move away, my husband is [REDACTED] build and has secure work long term so we can't move but we still struggle here we know we could make it a lot easier building our own home and being able to rent at least one room out we could get ahead. With people just buying land to build and rent out its left a shortage of houses for people who want to live in them with a family and driven prices up. We are lucky we have family here if our landlord sells at least we can go live in one of their bedrooms until we find a place. My sister and her husband s house was sold they could not find anywhere to go so they were coming to live with us, the night before they moved they finally got something. A three bedroom small house in Frankton \$725 per week. Thankfully they allowed a student and there two kids share a bedroom. Locals , long term locals that are a strong part of this community are suffering and no body knows about it. It's very sad.

128. With all this problems with accomodation in Queenstown, after being here for 11 years we just need to try have affordable homes .

129. I think the special housing area at glenpanel is a great idea. There are not enough sections around queenstown for the entry level buyers. The numbers waiting for sections at shotover & Hanley downs is proof of that. Prices are climbing all over queenstown and I really feel for those on lower incomes trying to get property in the area.

As shotover country is going ahead at a great rate with a fantastic school facility and later shops, pre school etc the glenpanel subdivision will benefit greatly from the resources in shotover country with the proposed underpass providing great access to the area and already implemented round about.

I think it's about time the council allowed for properties to be accessible to families and individuals at the lower end of the market for whom there are just not enough houses available. the rent that some landlords are charging many would find a mortgage on a smaller property a more affordable option. Even my family would struggle paying \$700-900 per week for a rental and we are in comfortable income bracket.

130. Its been hard to buy a land because there`s no many and too many people looking for.

131.	I believe due to shortage of housing in Queenstown the Glenpanel sections should come on the market.
132.	For affordable homes for families
133.	Our collective view at Golden Homes is that with the shortage of easily developable land in the Queenstown District, any measure possible should be taken to increase the number of housing stock. We feel the only way to do this is for more land to be developed.
134.	I am very interested to see more areas being developed I have lived in queenstown coming on 8 years and have almost gained my residency with my brother. We intend to build a house together and are looking for potential plots and packages to suit our needs. So will always be interested in new up and coming areas.0
135.	We agree that more sections introduced into the market will allow first home buyers- like ourselves- to be able to afford to get a foot hold in the current market.
136.	Being a long term resident that has desperately been trying to get a section in the basin I am very keen for this to go ahead!
137.	I believe the proposed special housing area at Glenpanel is a positive step forward for Queenstown. I have spent many years holidaying and enjoying the region and now I am looking to move to the area but it is becoming more and more difficult to find a property. The more property that is available on the market the better.
138.	Urgently require more sections, we have been trying to get a section in Queenstown now for well over 1 year, we register with any and everyone and to date we have missed out. We have 3 children and want to settle here in Queenstown and we believe that we can contribute to the community. My wife is a teacher and I am a project manager. With a massive shortage of sections, houses are selling extremely fast and causing rental properties to raise rents often well over market value. I know that we have had several workers leave Queenstown due to not securing a section to build on. It would be fair to say that 99.99% of everyone that I discuss the land/section shortage to confirms that Queenstown has a major problem with not enough available. Thank you for your time, regards Bob Crosbie
139.	Yes, it a much-needed development and can't come quick enough. it will be in a great location for the local community and can use the facilities at Shotover Country such as the school and the intended retail park.
140.	go for it as there is a huge shortage in this town
141.	There is an obvious shortage of housing in Queenstown at the moment. I work in the Hospitality Industry and I have seen the difficulty that many of my colleagues have had with finding suitable accommodation. Unfortunately, due to high demand, we were unable to purchase a section at Shotover Country. This is why were are interested in purchasing a section at Glenpanel.  Kind regards Andrew
142.	I believe this would be a suitable location for subdivision to provide the town the much needed extra land opened up to meet demand.

143.	Have been looking for a section to build a personal house for 3 years but supply of quality sections are rare in supply and fast to be snapped up. More low density sections needed please.
144.	I currently rent for \$665 a week, a 3 bedroom (2 bathroom) rental property in Shotover country - friends who purchased their own home in Shotover country and now have a mortgage only pay \$500 a week. Every year my rent goes up by 10% if i keep to a 12 month contract, however my income will likely only rise by 1% a year. The housing crisis in Queenstown is epic, there is a shortage in rental properties which means the available ones are astronomically priced, attempting to buy a a family home in Queenstown is unattainable on an average family's earnings - the only opportunity for first home buyers is to purchase a reasonably priced section and build a modest home on it. The availability of reasonably priced sections is scarce and Queenstown is in desperate need of more! Our economy is in desperate need of workers to fill our roles and homes to house the workers and their families. Help those who want to help themselves and release pressure on the housing market by buying a home and letting seasonal workers have the rentals. The waiting lists for those interested in the few sections that arise are years long, the demand is high, we need more sections, more opportunities like the Glenpanel proposed special housing area please! Family orientated, safe community lifestyle areas where families can spread their roots and invest in the town, let us have our Kiwi dream!
145.	We desperately need more housing in Queenstown and the proposed special housing area at Glenpanel will help meet the demand
146.	There appears to still be an incredibly high demand for housing in the Wakatipu pushing prices up to levels which are no longer affordable for normal familys like ours. I'd hope that more sections coming on to the market will enable us to get in to the market and perhaps start to slow down the crazy market.
147.	Such a good location. Residents would have a ready access on nearby commercial and retail area.
148.	Hi, I am interested in hearing more info, but I am for the SHA
149.	Would love this to go ahead. Sections are so hard to come by at the moment so having more affordable housing would benefit so many. Thanks
150.	Queenstown is in desperate need of more residential units. I am trying to buy a section to buy for myself to live in.
151.	My thoughts on the proposed special house aera is that its a great idea, there are not enough beds in queenstown and it is growing at such a rate that people with jobs are leaving because they have nowhere to sleep, if you look at the crazy amount of interest with the Henley Down subdivision it is very apparent that this situation needs to be rectified.
152.	We need more land sales at shotover. So i can get to buy my first home and stay in Queenstown
153.	I think we need more sections as there is a housing shortage in queenstown. I would live to build a home but there is no sections available
154.	As Queenstown population is getting bigger finding a house to rent is not that easy and a



	result to very expensive weekly house rent. More houses to build is the solution to the problem.
155.	It is greatly needed
156.	I am very interested in any sections coming to the market located near Shotover, I think Glenpanel is a great idea.
157.	To service the urgent need for sections targeted at first time buyers/builders.
158.	Real affordable less than \$500K. Not too small section and house for a family with 3 little children. Warm and healthy house. Bus stop to schools and town. Playground.
159.	Great idea to have glenpanel subdivision, Queenstown really needs it, It's a good site for this sort of subdivision.
160.	Special housing area is a good sign for first home buyers and budget buyers as the area will be managed and sold by controlling prices from government.
161.	<p>Hi team, I am a born and bread Southlander in my late 40s. I have lived all my life in Southland and as a bonus for us spend a large portion of our spare time in Queenstown and the surrounding areas. We are now at a stage in our life where we can actually look at investing in property and relocating to our favourite part of the world and raise our young family there. The problem is, as you will be well aware, not enough sections available!! We have tried several times to purchase at Shotover Country, and now Handley Farm but with no success. Its a supply and demand situation where relying on the luck of the draw provides no assurances unfortunately.</p> <p>I do however have strong views about ensuring the subdivisions follow similar building restrictions to the current subdivisions mentioned above so we can ensure a quality neighbourhood feel.</p> <p>I am in favour of the release of more land for investment,</p> <p>Kind Regards, Jules</p>

162.	The developer of this proposal has a reputation of delivering safe and reliable subdivision developments of an affordable nature; which is exactly what the community is asking for. I support the proposal.
163.	I hope to get a section to build my ideal house in this new sunny area  Sunny Sun [REDACTED]
164.	We are very interested in purchasing land in Queenstown to build a holiday home that will provide holiday and recreational opportunities for our family. There is a current shortage of suitable land available to build a modest / affordable holiday home. We would be pleased to see Glenpanel developed.
165.	Would like to see more SHA in queenstown.
166.	I think the need for well considered subdivisions is urgent. These need to be made affordable, and the sale process managed effectively to give local first time buyers the opportunity to get onto the housing market. Investors and overseas buyers should not be able to purchase SHA sections.
167.	We need these extra sections available to cope with the demand. Family friendly neighbourhoods are in short supply
168.	I would like to express my support for the SHA for Glenpanel. There is a shortage of sections available on the market currently. There is a housing shortage for both rentals and first time owners. Glenpanel helps address these issues, which are critical to the ongoing success and growth of Queenstown.
169.	Very interesting.. Would like to hear more about it.  Thanks.
170.	Housing crisis in Queenstown is a big issue, Glenpanel subdivision will contribute in solving this issue.
171.	I and my family believe this is absolutely urgent necessary for people like us. Of course it needs to be affordable but quick on the process would be very helpful.
172.	My husband and I have been searching for a section or affordable house for 2 years now. We have a growing family and hope we can get our own hunk of dirt for the kids to run around on. Glenpanel would be the perfect site for us, close to schools and work but out of the hustle of Queenstown.  Queenstown can't just be for the super wealthy with their exclusive lifestyle blocks and premium properties. The town needs us workers to keep the place ticking and keep the community alive.
173.	Yes, we definitely need more sections around Queenstown. However, first preference must be given to first home buyers and sections must also be of affordable price.
174.	More land needs to be made available to regulate the prices of houses in the area. We registered on various developments and have been to a lot of auctions however the prices

	of houses are out of our price range.
175.	A great idea, more sections are needed in Queenstown!
176.	It would be great to have affordable houses as the real estate market is going insane and families simply can't afford or are struggling with renting and also a safe neighborhood for children.
177.	<p>Good morning,</p> <p>We are in desperate need of this special housing area, we are currently business owners that cannot find accommodation for our staff, we are really struggling to hang onto our staff for this very reason. We would build if we could a house for our staff to live in at an affordable cost so we could hang onto our staff and ensure that they stick around, in turn making it easier to run a business in Queenstown, as currently it is impossible.</p> <p>many thanks</p> <p>C</p>
178.	I believe we are in need of extra subdivision housing in the area proposed by Glenpanel
179.	<p>The greater Queenstown region is going to reach a point where the continued development of business will become unsustainable given the current accommodation crisis.</p> <p>If Queenstown is to continue to be New Zealand's leading tourist destination then work must be done to ensure that the industry can continue to attract top talent, which is difficult given the cost of living in the area and the competitive pressures from other destinations meaning margins are being squeezed, making it difficult for businesses to offer wages in line with the cost of living in the area.</p> <p>The tourism industry has a historical transient employment base - one which many businesses would love to find a more permanent base of staff. However, it is difficult currently to attract permanent staff to the region, as they will often come with family and are unable to afford to rent or purchase in the region with the current wage levels.</p> <p>Developments such as this are required to help increase the supply of land, helping to ease the demand which will hopefully in time reduce the cost of housing in the area.</p> <p>I understand the argument of over-development of the area and the need to ensure the general vistas of the area which are important to the tourist industry, but the industry will suffer if it can not retain and attract good staff, which is difficult at the moment given the high cost of living in the area.</p> <p>Of course it is not just the tourism industry which will struggle to find staff, other industries have already spoken out regarding the difficulty in retaining permanent staff in</p>

	<p>the region.</p> <p>Opinions are my own and not related to my employment or employer.</p> <p>Many thanks</p> <p>Stephen Fraser</p>
180.	Good Idea
181.	I think it is a great idea as I am currently in the process of moving to Queenstown for work and am finding it very hard to get into the housing market
182.	<p>Queenstown has a massive shortage of sections available and little options for affordable housing for first home buyers and investors. As a result of the shortage the housing market and rental market is at an all time high.</p> <p>Queenstown urgently needs residential land development to assist both home owners and tenants to ensure pricing does not preclude owner occupier housing.</p> <p>We have a list of 84 clients who desperately want homes in Queenstown. In the last 6 months we have only been able to acquire 5 sites.</p> <p>We request the Council gives urgent attention to the need for more residential land development and assist developers with the process to ensure sections come to the market in the very near future.</p>
183.	<p>Long overdue for local working population. Without workers Queenstown cannot expand to meet demand. Would like it to be bigger. Maybe a thought on using the UK system of affordable housing in Queenstown.</p> <p>I am tired of living in my trailer.</p>
184.	Yes there is a real need for more sections in Queenstown area due to the growth and also the lack of housing. we have people coming in every day expressing interest for new land and house packages.
185.	I believe Queenstown is long overdue for a special housing area and staff accommodation. I would also say that very careful planning needs to go into designing such a housing area so as not to create slum area...for the want of a better word.
186.	Queenstown is growing at a very fast rate, however there has not been enough land made available for the average person who woks here. I feel to achieve better conditions for the average person in this town we need more sections asap. We need more sections like

	Shotover Country to sustain the growth that we see right now. .
187.	I think it is definitely needed. We are in the process for trying to move from Invercargill with our 3 children and housing/land is a big hurdle we are facing.
188.	hi there i have a family wanting to build and struggling to find a section in queenstown cheers
189.	Fantastic! I think it would be great for young families who are still trying to get an affordable home. It makes sense to be near the new Shotover Country School.
190.	<p>where does it stop- is this a self fulfilling prophecy of a suburb from queenstown to Arrowtown as first espoused by warren Cooper?? If the commissioners for the PDP are calling a halt and requirement for more study of the basin under the district plan review- and the councillors are acting against this and condoning almost any and every proposed SHA development in the basin- why not simply rezone the whole basin, because effectively that is what the councillors are now doing through this process, without any consideration given to transport, congestion, landscape values etc etc.</p> <p>the Council is turning the district plan review into a farce.</p> <p>further development of this strip is simply exacerbating roading congestion concerns, and denigrating the proposed densification of Queenstown which I thought was the point of the PDP.</p> <p>Regards</p> <p>Gillian Macleod</p>
191.	Think the proposed Special Housing Area is very much needed, and the land is a very suitable area. The special housing area would be extremely beneficial for local first home buyers, some with families, who can not purchase or compete for housing in the rapidly growing Queenstown area market.
192.	<p>Due to the high demand for housing in Queenstown , there is a need for cheaper land so the workers in Queenstown can afford to stay.</p> <p>The infrastructure around the proposed subdivision is already in place and with a school in shotover country and a supermarket plus shops at five mile makes it an ideal place to live.</p>
193.	In favour of more housing supply for residents/families. But it needs to be A: affordable and B: prioritised for people looking for a home to live in rather than just for more speculators. There's enough speculation as it is.
194.	<p>From reviewing the plans and associated information prepared on the Glenpanel SHA (on the QLDC website), i believe it is essential this is developed to enable people to purchase in a carefully planned neighbourhood.</p> <p>We recently missed out on the first release at Hanley's Farm and the last 2 releases at Shotover Country. We see that the demand for smaller residential sections is growing as the costs associated with purchasing larger residential homes becomes out of a significant number of people's reach. This SHA offers a different style of living to the expansive nature of LHE and Shotover Country and Hanley's Farm, and I would be very keen to purchase a</p>

section there to enable us to build our first new home.

195. As a living Resident of Queenstown lakes District the proposal of Glenpanel subdivision is a great idea, as we need more housing close to Queenstown . Also having the new shopping centre 5 mile not far from the proposed sub division may move residents further out of the town centre and help the now congested Franton Rd .

Any proposals of housing around the fringes of Queenstown is a great idea the more housing may help the prices Plateau for some time allowing families to afford to live in this beautiful area .

196. Lake Hayes Estate Community Association Incorporated

Response to consultation regarding the Glenpanel Special Housing Area

The Lake Hayes Estate Community Association (LHECA) thanks the QLDC for the opportunity to provide comments regarding the suggested Glenpanel Special Housing Area (the SHA) on Ladies Mile.

The LHECA gave comments to the QLDC regarding the Queenstown Country Club SHA on the 20th of May 2016. In those comments we gave our opinions regarding the alteration of the landscape character of the Ladies Mile Flats from a rural character to a peri-urban character. We are strongly opposed to this alteration and believe it would be entirely detrimental to the District. Our comments in relation to the proposed Glenpanel SHA are:

The effects of the suggested SHA on the environment and on the resources of the district

Since before the Resource Management Act, the provisions of the District Plan (or Scheme) and the general principles of spatial planning within the Wakatipu Basin have always sought to retain a rural character for the land outside of identified development zones. The rural character of the land of the Wakatipu Basin and the scenic beauty and visual amenity that stems from this are extremely important resources for the district and the community. The rural character and visual amenity are the principal reasons that the Wakatipu Basin is a desirable place for tourism and living; they provide social and economic wellbeing for the entire district. For this reason, the various iterations of the District Plan over the past decades have always been particularly protective of rural character. In particular, rural character that is experienced from well-used roads has been given protection by the District Plan. We consider that for economic and social reasons, the rural character of the land of the Wakatipu Basin is a vital resource and should be preserved.

Notwithstanding the above, we recognise that the Council and the community must appropriately plan to deal with growth in relation to both the economy and population.



We consider that there is room for new areas of zoning and development within the Wakatipu Basin, provided these are carefully located and designed. Examples of this are contained within the Council's Proposed District Plan where a number of new Rural Lifestyle Zones are proposed. Invariably, these are proposed in relatively hidden parts of the basin such that the overall rural character (that benefits tourism and locals alike) is minimally affected and the basin retains its overall scenic and experiential qualities. Lake Hayes Estate and Shotover Country are also good examples of where dense suburban development has been accommodated in such a way that it is inconspicuous and the rural character enjoyed by users of the basin (particularly users of State Highway 6) is retained. At the time these developments were examined and approved via processes under the Resource Management Act, great care was taken to ensure that no development occurred on the Ladies Mile Flats; all development was contained within the lower terraces that are hidden from the basin and the highway.

The LHECA consider that the Ladies Mile Flats are one of the most conspicuous and widely experienced parts of the Wakatipu Basin's rural land. They are open and flat and are very largely managed by true rural land uses. We consider that these flats are among the most valuable and sensitive parts of the Wakatipu Basin in terms of rural landscape character, visual amenity and maintaining the qualities of the Basin that are the source of community and economic wellbeing.

We consider that providing for non-rural development to sprawl onto the Ladies Mile Flats will very significantly degrade the rural character of the Wakatipu Basin. We accept that the Queenstown Country Club SHA will proceed. We do not consider that it is therefore appropriate to approve further non-rural development on the Ladies Mile Flats. The rural character of the Ladies Mile Flats is not lost yet; it can still be maintained and enhanced. We consider that the QLDC should stand by its Proposed District Plan (which maintains the Ladies Mile Flats as Rural Zone), should stand by its Urban Growth Boundary (that the QLDC placed at the Shotover River) and should refuse further non-rural development on the Ladies Mile Flats.

The High Court decision regarding the Ayrburn SHA makes it clear that the QLDC can use full discretion when deciding whether or not to recommend a proposed SHA to the minister. That decision reinforces that in making this decision "...the actual location of areas of land to be recommended (and to that extent what could be described as planning or RMA matters) were always appropriate considerations in any such recommendation". It is our opinion that the planning work that has been done for the past decades (including the QLDC's own recently Proposed District Plan) makes it abundantly clear that the Ladies Mile Flats should most appropriately remain rural in character. Therefore the Ayrburn SHA is in an inappropriate location and should be refused.

This Council need not be remembered as the Council that finally destroyed the rural character of the Wakatipu Basin. Through approving SHAs in appropriate locations (locations that allow the dominant overall character of the basin to remain rural), this Council can retain the vital qualities of the Wakatipu Basin while also accommodating appropriate growth. "Growth at all costs" need not be the path that is followed,

particularly when one of the costs is the character and beauty of the Wakatipu Basin.

#### The QLDC lead policy on Special Housing Areas

The Council's relevant lead policy is titled "Housing Accord and Special Housing Areas Act 2013 Implementation Guidelines" and was adopted by the Council on 30 April 2015. The Policy provides 9 principles. In our opinion, the most important of the principles in this case relate to location. The criteria of the Lead Policy that relate to practical aspects of providing a dense housing area can generally be met by any flat greenfield piece of land. The more important criteria, and the ones that really determine the appropriateness of any given SHA proposal, relate to location. This is reinforced by the High Court decision regarding the Ayrburn SHA; the most significant question to be considered by the QLDC when deciding whether or not to support a proposed SHA is "is the proposed SHA in the right place?"

In relation to the principles of the Lead Policy our comments are:

6 Identification of Special Housing Areas and the development facilitated within them should be generally consistent with the direction of the residential policy in the District Plan Review.

Given that the site is within land zoned Rural Zone within the QLDC's Proposed District Plan, providing for residential development on this land is not consistent with the Council's District Plan Review. The residential section of the District Plan proposes increasing density within existing residentially zoned land, given that this is more efficient from an infrastructure perspective. A number of new and existing zones within the Council's Proposed District Plan provide for dense housing. The Rural Zone is not one of them.

7 Priority will be given to establishing Special Housing Areas within existing urban areas, or areas that are anticipated to fall within urban growth boundaries in the District Plan review.

The Ladies Mile Flats are outside the Council's identified urban growth boundary. The District Plan Review endorses and supports the Council's identified urban growth boundary; the site remains outside of the identified urban growth boundary and The Proposed District Plan zones the land as Rural Zone, thereby anticipating that this area of rural land, which contributes to the gateway to Queenstown, will retain its rural character.

8 Consideration may be given to a limited number of greenfield locations for Special Housing Areas, where they are located adjacent to existing urban areas and services.

The Glenpanel site is not located adjacent to any urban area. Instead, it is located on Ladies Mile, where it lacks connection to the existing residential areas.

As well as within the Lead Policy's 9 principles, location is discussed in the Lead Policy's Section 5.2 – Criteria for recommending a Special Housing Area to the Government as follows:

"It should be noted that criterion 5.2.1 Location is not a statutory consideration under the Act. However, in the interests of sound resource management planning practice, environmental and economic impact, and consistency with the draft Strategic Directions chapter of the District Plan review – location is considered to be a vitally important consideration for Council."

We believe that the Glenpanel SHA is clearly contrary to the above aspect of the QLDC's Lead Policy. Locating a SHA in this location does not accord with sound resource management practice, will have considerable adverse environmental and economic impacts (associated with degrading landscape character and scenic beauty in a highly viewed location on the state highway entrance to Queenstown) and is entirely contrary to the QLDC's Proposed District Plan.

## Summary

Overall, the LHECA consider that the Glenpanel SHA proposal is at odds with the Proposed District Plan and the Operative District Plan. These Plans promote the principle that the rural character and scenic beauty of the rural land of the Wakatipu Basin floor is a very important asset on which social and economic wellbeing depends. The Glenpanel SHA proposal flies in the face of this principle that has long underpinned spatial planning in the district. The Ladies Mile Flats in their current state represent an important part of the rural character of the Wakatipu Basin that will be lost if the proposed SHA proceeds.

Furthermore, we consider that the proposed SHA is at odds with the Council's lead policy. The site is a greenfields site outside of the Council's urban growth boundary in an area that the Council's Proposed District Plan identifies as Rural Zone.

For the last decade, the families of Lake Hayes Estate have been told by WINZ that they have a restricted ability to claim Working For Families benefits because Lake Hayes Estate is a rural area. We find this particularly ironic. If we are to be penalised for being a rural area on one hand, we at least wish to gain the amenity benefits of being in a rural area on the other.

In a broader sense, we believe that the path of accepting suburban growth at all costs is

not something that this Council has a mandate for. It is a path that will lead the Wakatipu towards mediocrity and significantly reduced appeal, character and beauty. There is an alternative path, which is to proactively plan the most appropriate locations for SHAs according to best urban design and town planning practice, rather than allowing their locations to be determined by property developers.

Relevantly, the independent commissioner that has been chairing the hearings on the Proposed District Plan recently released a minute that expresses concern regarding the future of the Wakatipu Basin. The minute states "we are concerned that, without careful assessment, further development within the Wakatipu Basin has the potential to cumulatively and irreversibly damage the character and amenity values which attracts residents and other activities to the area". We agree entirely and consider that this Council is potentially making permanent changes to the Wakatipu Basin that the broader (not just Lake Hayes Estate) community do not agree with.

For all of the reasons given above, the LHECA asks the Council to reject the Sanderson Group's expression of interest relating to a Special Housing Area.

Lake Hayes Estate Community Association  
1st August 2016

197. This SHA is unnecessary, unwanted and if approved will lead to the residential development of the whole of Ladies Mile on both sides. Although I'm sure the reports say otherwise I believe there is not the infrastructure, roading and sewage in particular, to support it in a sustainable manner. As has been demonstrated elsewhere in the district It will not provide "affordable housing" whatever the hell that is, and is just another example of development which is being forced on us by central government. In my opinion this Council should have stood up to Nick Smith and the current government as we who live here are best placed to decide what is good for our district. It would have made much more sense for existing already zoned residential land to be developed before creating all the SHAs which have been approved to date and central government, with the support of the council, should be developing a mechanism(s) (Public Works Act?) to ensure this occurs first. In short this proposed SHA, or any other proposed SHA, is not sustainable in this small basin and should be declined by this council. Show a bit of leadership Ms Mayor and take control of the district you were elected to lead. I'm am totally against any further SHAs being approved in the Wakatipu Basin.

198. Glenpanel is a desirable area - near Shotover Primary. There are no other houses or sections available for us to purchase therefore there is a definite demand for Glenpanel.

199. As a lifestyle resident on the [REDACTED] of Lower Shotover road with no water scheme ( rain water only ) we are very much in support of the Glenpanel SHA due to the applicants infrastructure proposal in relation to potable water. A reservoir on slopehill will enable a secure source of water to us and other residents in this area in the same situation as us.

We support this application based on the infrastructure proposal for this developement

and believe this is a necessary step in providing services to this area and for further development.

Lynne and Graham Sim

200. Currently we are struggling to obtain Quality land to satisfy the demand for first home buyers in the Queenstown region. We are finding that because of this clients are moving to Cromwell and Cardrona where land is cheaper and are eligible and fit into Kiwi saver funding. We would welcome new land available if it is going to facilitate this need. I am in favour of this development for this reason

Regards John Herbert

201. There is a big need for more housing in Queenstown. Rental properties are badly required to not only provide housing for families to live in Queenstown, but also for rental properties for either families not in a position to purchase or travellers choosing to live and work in Queenstown for a shorter period of time.

202. I've lived in Queenstown for 14 years since gaining a [REDACTED]  
[REDACTED] After saving hard for 2 years I was able to buy my first house and to service the mortgage I lived with 3 flatmates. Now after 7 years in my second home, I find myself in new circumstances and need to down size to a smaller home for myself and my 5 year daughter. There is just so little on the market with 2 or 3 bedrooms. I'm not bothered about 2 bathrooms, ensuites etc. A simple 2/3 bed house would be fine. Three bedrooms allows for one to have a flatmate to help with paying the mortgage such as an international student from the high school.

To make the amount of smaller 2 and 3 bedroom houses on the market Queenstown needs more sections available. The situation is becoming desperate. Having committed to living in Queenstown 14 years ago, [REDACTED] excited to be raising a child in Queenstown it breaks my heart to think I will have to move away. My ex husband and I need to sell our present house so we can both move on. I want to remain in Queenstown and carry on building the life my daughter and I have here. To make this happen I need land to build on!

203. Property prices throughout NZ are out of control and places like Queenstown require affordable housing for those who live and work in the area to ensure it is able to service those who come to visit and enjoy the entire Queenstown Lakes district.

204. The Glenpanel application using the SHA process is the key to opening up all the land for entry level housing on the northern side of Ladies Mile.

The major adjoining landowners to the Glenpanel Application are supporting the rezoning. The additional land would create an additional 300 to 400 lots over and above the 200

plus in the Glenpanel application.

If the zoning of the land as proposed was to be rezoned using the existing plan change process other than that of the SHA, then it would take many years before it would come to the market.

205. I'm in favour of additional housing sites being made available as soon as possible. As a young family (with 2 kids under 3), we are looking for any reasonably priced section on which to build our family home, rather than rent. With a lot of work available in the Queenstown area, unfortunately the lack of housing options has made it difficult to move our family. We are on the waiting list for Shotover Country and Hanley Farms (although I now understand this development is years away). It would therefore be greatly appreciated if the Glenpanel housing area was to go forward.

206. Queenstown has a terrible housing shortage especially affordable housing. We need to hurry up and make more sections available to enable people to build both first homes and rentals so that we don't have a bigger staffing issue than we do now.

207. The road simply can not handle it. Traffic is beyond crisis point. This will just add more problems to an already overloaded network. I have spoken to Council and they pass the buck onto NZTA, this can not go ahead until the entire roading network is sorted out.

208. This is a great idea!! We need more housing. The priority should be for young, local, first home buyers like myself and my partner, who were born and raised here and want to continue our lives and jobs here.

I know people like ourselves are struggling to afford to get into the housing market in the Queenstown area and people who have the money and/or "connections" are getting first priority and some of these people have already had properties, sometimes multiple properties, and are just buying them purely as investments.

209. I am in favour of increasing land supply in the area for residential housing. More supply that leads to an easing of demand and the corresponding slowdown in land inflation pressures is a good thing for basin families.

I think the QLDC should give strong consideration to how the traffic flows will be managed in the area of SH6 given the all the confirmed and proposed SHA being developed. There seems to be a need for a roundabout at Howards drive to manage these traffic flows.

Consideration for access to Shotover Country and LHE from Glenpanel for pedestrians, walkers and cyclists is a must. The proposed underpass is an excellent idea and should be installed in a timely manner as part of the establishing the development. Particularly given there is likely to be young families building and living in Glenpanel and will need safe access to local education facilities.

210. Yes I agree things need to be done to manage the housing situation in the Queenstown area, although this does need to be done with future planning in mind. Roads, schools, medical centres, hospital, sewage, water, public transport etc etc. Priority needs to go to first home buyers, which will put them (the long termers) in their own homes which means they will naturally give "buy in" to the community, the care of the community, the future of the community including future planning and investment into the community. Get the first home buyers into their own homes which will free up more rental accommodation. Some thoughts for you to take into consideration for the greater good of the whole community. To be proactive forward thinkers and not to be only driven by money. This is a wonderful place, with a wonderful community, the right people will stay long term, care long term and invest long term if it's done right!

211.

"I am in support of the Glenpanel SHA, due to the applicants infrastructure proposal in relation to potable water. A reservoir on sopehill will enable a secure source of water to the residents on the Nor West side of Lower Shotover Road. I support this application based on this the infrastructure poposal and in view of the Queenstown Country Club approval believe this application is a nessesary step in delivering housing in areas with established infrastructure and leveraging what will be engineered in the area."

Regards

Anna Hutchinson

212. Fully support this SHA, this is exactly what the Wakatip basin needs to deliver to the housing demand, the developers have done a great job with shotover country.

213. That we urgently need more land and housing, I'm a 31 year old New Zealander that is finding it impossible to get into my first home here. I have my own business and moving away simply is not an option.

Worst case scenario would be that i end up buying something well outside my means and struggle with my mortgage payments for the rest of my life!!

Please accept this email in support of ANY new developments you may have underway.

Thanks so mcuh,

Julz

214. This development is on the obvious corridor for Queenstown to provide further housing sections. Given the proposal says it willbe well back from Ladies Mile and the buffer area



	<p>will be landscaped it will not impact on the scenic view on the entrance to the Wakatipu.</p> <p>Plus the development of the retirement village on one side and this one on the other will mean the entrance/exit to Lake Hayes Estate is likely to be improved.</p> <p>Constant media reports show that we have to provide more accommodation and these developers have a proven record of getting on with the job and bringing sections to the market.</p>
215.	<p>We are in favour of the Glenpanel proposal and wish in the first instance to have the 6ha at 467 Frankton-Ladies Mile incorporated in the SHA proposal and understand that Kristan Stalker has relayed this to the council. Following this and what could be stage two we consider appropriate that the SHA be extended or the right to undertake a similar development to include the properties at 497, 495 Frankton-Ladies Mile and Dave Finlin's property which boundaries Threpwood at a time in the future. This may involve requesting an extension to the SHA from the Minister Nick Smith.</p> <p>With the recent approval of the Queenstown Country Club the Glenpanel proposal to establish further residential accommodation with the now possibility of growing this to the East to link with Threpwood is deemed appropriate if undertaken in a controlled and planned basis.</p>
216.	<p>il wish to support the proposed special housing subdivision.</p> <p>The developers are trusted people who have delivered in the past.</p> <p>There is a lack of land and houses available close to school and other amenities.</p> <p>Very close to existing subdivisions - Shotover Country and Lake Hayes</p> <p>The rural landscape has been taken into consideration in the design.</p>
217.	<p>I think it's a great opportunity to provide more much needed housing options in this ever going area.</p>
218.	<p>1/ so more individuals can have their dream homes</p> <p>2/ I think it will be more cheaper to build a house then to buy a ready made house. This case it will be more affordable.</p>
219.	<p>Absolutely love the location and layout, this will be amazing!</p>
220.	<p>I fully support any additional housing that can be brought to the market, though there is especially a need for first home buyers / entry level properties. I have been involved with the Housing Trust for the past 5 years and on a regular savings scheme that should have set me up to achieve my first home at the end of the five years. However, in the past 12</p>

months I have watched my property slip out of reach as the house prices have skyrocketed. My 5 year planned savings scheme has resulted in me only having two-thirds of a deposit that would now be required to purchase my 'entry-level' home. With local prices rivaling Auckland, but the government Welcome Home Loan and First Home buyer schemes not matching that of Auckland here in Queenstown, I am now left feeling desperate and doubt that I will ever afford my own home here, and in order to stay I will have to have to compete with ever increasing rents (that nowhere near match my annual increase in earnings) or face having to leave the district. I love Queenstown but can't see my future being sustainable in the current market.

221. As an adjacent property owner to the proposed Glenpanel SHA, I support their submission in principal. I further support continuous residential development along the Northern side of Ladies Mile through to Shotover Road.

222. I would be interested in purchasing in this area to build a home for my self and sister to live in, as we missed out on the shotover country sections.

223. This proposal should be rejected outright on the basis that:

1. SHA's have not worked in the manner intended both in Queenstown and elsewhere, and have merely been a mechanism to add profit to "developers'" pockets with less public scrutiny of proposals. This proposal like those before it will not provide affordable and accessible housing. The land is being bought by speculators and investors who look either for a quick profit or a rental off a much higher capital base (increasing rents). I also question the statement in the proposal that additional supply will ultimately impact affordability - as soon as prices collapse the wealthy landowners merely pull back on supply such that while prices may reduce (as for all downturns) they never retreat to the level prior to the previous property price hike nor have they shown to reduce to an acceptable level when looking at cost as a multiple of average salaries.

And as you correctly stated in the invitation to comment "The Housing Accords and Special Housing Areas Act 2013 does not provide for formal consultation on the establishment of special housing areas" and as such we really rely on our Council to provide some sanity in the arguments against this very poorly thought out legislation. To be effective there had to be price ceilings in place and minimum resale periods attached etc. amongst other controls which are unlikely to be considered by a government operating under capitalist principles. This proposal looks very opportunistic.

2. Queenstown is slowly destroying the very essence of what it was about and what attracted both residents and tourists to come here. This land I believe is zoned rural but it is one side of what currently is an unique entrance to a city. The development on the other side of the road has already reduced the "rural look" of this entranceway to Queenstown but the development of Glenpanel would be the final nail in the coffin so to speak of any notion of a rural landscape.

The Council need to take a breather and actually sit down to work out amongst other related issues:

1. What Queenstown and its environs should look like in 25 years and further on. Look at the towns and cities around the world with similar landscapes and learn from the success stories over there.

2. What population the area can support and what that may mean for tourist numbers.
3. The infrastructure and transport needs.
4. What businesses will exist and then what the age / economic demographics of the working population will be to support that business. And then what type of housing is actually required to house this workforce.
5. What areas can be zoned for housing (of different types) and what will be preserved to support the agreed "look" of Queenstown. Greed is about to kill this place. There has been too much ad hoc decision making in recent times which has ruined some of the area through special zoning. And look at all the Developers / would be Developers making submissions for rezoning in the latest planning process. What a lot of the business community (Developers and others) have forgotten is what factors drove this surge in demand for their business services and the land. Destroy that lifestyle and image and Queenstown will just be another City with traffic / infrastructure / big city problems and tourists will move on to the next big thing.

224. Nationwide we have a huge shortage of land for new homes, Queenstown & Auckland are at the forefront of this desperate need.

With 2 to 3 people for every new section currently released to the market, and with sections selling within hours of being released, the demand has never been so high. Glenpanel is needed now to meet current demand, it will be sold out within days of being available to those on a waiting list. It will be professionally developed and as popular to live in as Shotover Country and Lake Hayes Estate.

We have a housing shortage crises, driving rents so high that many people have to share a bedroom (at \$200pw each!), sleep in a living room, van, car or even tent.

We have no accommodation for workers, family's or visitors, and if we don't meet the huge demand, it will have a very direct and negative impact on our ability to service the tourism industry, and beyond that providing the basic need of individuals and family's wanting a place to call home. The only possible risk of having too many sections available at one time would be that of the section prices softening, only making it more affordable for people to buy one.

225. I am for the proposed development at Glenpanel, with lake Hayes estate and Shotover country filling up there is need for more affordable housing within our community, the infrastructure is in place so makes sense for more sections to be opened up in this area

226. As a tenant looking to buy a home I am frustrated by the limited number of (affordable) housing options for new families working and living in the region. This development is close to other developments/populations, close to amenities needed by families (such as schools) and is in a convenient yet unobtrusive location.

I believe there has been sufficient design consideration given to the rural landscape . The development manages to balance the needs of a rapidly growing population and the natural beauty of the environment.

I am confident that these developers have a track record of delivering quality sub-divisions which have addressed the concerns of the community and helped to alleviate the land/housing shortage in the region.

227. Glenpanel (SHA)

My name is David Finlin I am a property owner [REDACTED]

The unanimous decision by this council to support the Queenstown Country Clubs SHA application on the Ladies Miles has provided a clear directive that this level of development can be sustained and is considered as an appropriate use of the land.

The Glenpanel SHA and the QCC have both carefully assessed the visual impact of development, creating effective setbacks from the State Highway 6 corridor that will maintain the views of the surrounding landscape & (ONLs).

Glen panel's location 4km from Frankton and adjacent to the existing Shotover Country and Lake Hayes Estate developments ensures infrastructure, transport links, walk and cycle ways can be efficient and effectively coordinated.

Glenpanel is well located within existing residential development.

The mix of residential lot sizes and low, medium and high density housing should provide for a range of home buyers options and affordability.

It is my understanding that the neighbouring properties including myself to the northeast east are supportive of the Glenpanel SHA and provided a coordinated approach is taken to enable surround landowners to achieve a similar level of residential development this will meet the growing demands for housing in Queenstown.

228. Dear Council,

I am writing in support of the proposed Glenpanel SHA. Originally from Invercargill, I have had ties with the district since 1974 when I first went skiing on coronet at age 3.

My family and I, have been living on ladies mile since late 2009. Our home is adjoining the proposed subdivison site.

Ladies mile is a fanatastic place to live, and it would be great for more people to be able to share the area.

The proposed SHA will offer good, affordable living oportunties and it is:

- Close to the existing urban boundary and associated infrastructure
- Close to local amenities;
- Flat, sunny and sheltered

The whole of the ladies mile area lends itself well to residential development. It is naturally bounded by Lake Hayes to the East, Slope Hill to the North and the Remarkables to the South. These natural features provide for a contiguous and manageable corridor of growth westward to the Frankton flats and lake Wakatipu.

With the approved Queenstown Country Club directly adjacent, an opportunity exists to enhance the SH6 approach to queenstown by providing for a landscaped corridor, with large rural setbacks, along this section of Ladies Mile.

The Glenpanel SHA will provide much needed affordable housing, in a great area to live, and I urge the council to recommend the proposal to the housing minister.

Regards,

Mark Tylden

229. Although we supported the Shotover Country sub division, we are totally against the proposed Glenpanel Special Housing area for the following reasons:

1. That the creation of all these special housing areas is having a huge impact on the landscape and the life style that many of the long term residents of the Wakatipu Basin

moved here to enjoy. We feel that QLDC is rushing in to approve the building of hundreds of houses to satisfy Central Government's unrealistic affordable housing policy. There are many ways the council could address the

affordable housing crisis other than allowing inappropriate urban development in the country area.

2. It is easy to make drawings look good by adding lots of bushy trees but trees take years to mature enough to disguise houses and

this subdivision will just be another suburb full of pale plaster house with grey roofs stuck in a paddock looking extremely out of

character with the surrounding attractive country side bordering Ladies Mile. At least Lake Hayes Estate and Shotover Country are

partially hidden from the Highway. We were disappointed to learn that the retirement village is to be next to the highway but it is long

overdue. This however should not set a precedent to grant concessions to other landowners who are jumping on the band wagon

simply to make a profit with little regard to the appearance of the district.

3. With most households owning at least two vehicles, the building of some 240 houses in this area is going to add a huge amount of

traffic to the already congested State Highway 6. The vehicles traveling over the Lower Shotover Bridge since Shotover Country's housing boom is now continuous and in spite of all the recent road improvements carried out by Transit NZ we notice at peak times the traffic is still building up and almost coming to a standstill on the Bridge.

4. We consider high density housing should be restricted to existing suburbs. Preferably closer to Queenstown or Gorge Road,

Arthurs Point, Fernhill or Sunshine Bay. This would balance out the flow of traffic into the CBD. Continuing to develop on this side of town and towards Arrowtown is never going to solve the existing traffic problems no matter how many roundabouts are built.

5. We are aware that an expensive sewage system and water supply is proposed at Shotover Country. We are concerned that building consents and approval may be given to large developments in this area in order to subsidize the cost

230. As a land-owner on the Ladies Mile, I'm comfortable with the plan as it has been proposed to date, but believe that it should be part of a broader plan to determine usage on the corridor. Together with the expansion of the airport, opening of new shopping areas in Frankton and the recent Country Club application, Glenpanel is likely to significantly change the Ladies Mile corridor. Aside from the obvious need to ensure that transport and accessibility needs are catered for, I'd like to see the council actively planning for further development across that region, if indeed that corridor has been identified as a growth area. Rather than simply approving these SHA's in a piecemeal fashion, I'd like to see the council taking proactive steps to ensure that similar areas such as the land to the East of the proposed SHA are identified and granted similar rights to develop the properties in the future to ensure that the district expands in a coordinated, rather than piecemeal fashion over the next decade.

231. Dear Councillors,

I have had the privilege to live in the Ladies Mile area on and off for the past 30 years. We started on Slopehill with the family of 3 generations building up a deer and sheep farm living in the area. This was in the 80's when the local supermarket was the 4 square on Frankton Road. Move forward 30 years, we now live in Shotover Country with the 4th Generation of the family able to walk to school, the river and Lake Hayes from our home.

Shotover Country and Lake Hayes is a young community full of families supporting the district able to live in an area with easy access to Ski fields, water ways, airport , trails and 5 Mile Retail. Having lived in Shotover Country and seeing our kids thrive at the school, utilise the surrounding trails, and foster new neighbourhood friendships so easily exemplifies the success of urbanising the area.

The addition of Glenpanel will allow for the continued growth of the community and allow more families to thrive off the natural reserves, water ways and shared community facilities. It will also provide certainty in continued investment in facilities, reserves and infrastructure and provide added scale to support a viable and reliable public transport service.

This is a submission of support for the Glenpanel SHA.

232. I consider this proposed special housing area is totally inappropriate and should be declined in entirety.

It is inconsistent with the District Plan. This piecemeal approach to planning has to stop to avoid irreversible degradation and damage to the precious Wakatipu landscape. The proposal will do nothing to solve the housing problem. The Glenpanel location will certainly not provide affordable housing. There is enough land already zoned for housing without adding further greenfield sites not envisage for development. What is the point in having a District Plan involving huge cost and time when it is ignored by the administering Council.

The SHA process has become a trojan horse for further development in the area and Councillors should not be pressured by the Minister for Housing. Our problems need local solutions. It is inappropriate to apply Auckland solutions to the Wakatipu Basin.

The Ladies Mile is a special landscape on the entrance to Queenstown and should not be



compromised by inappropriate development.

I am aware that Commissioners hearing the District Plan submissions have indicated that there should be further study and analysis of the basin landscape to assist with determining possible locations and ways to integrate growth and development. I support this approach rather than the piecemeal adhoc approach. I would see this study building on the Wakatipu Landscape Study prepared 20 years ago leading up to of the preparation of Operative District and informing that document.

I respectfully seek decline this proposal.

# **Lake Hayes Estate Community Association Incorporated**

## **Response to consultation regarding the Glenpanel Special Housing Area**

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The Lake Hayes Estate Community Association (LHECA) thanks the QLDC for the opportunity to provide comments regarding the suggested Glenpanel Special Housing Area (the SHA) on Ladies Mile.

The LHECA gave comments to the QLDC regarding the Queenstown Country Club SHA on the 20<sup>th</sup> of May 2016. In those comments we gave our opinions regarding the alteration of the landscape character of the Ladies Mile Flats from a rural character to a peri-urban character. We are strongly opposed to this alteration and believe it would be entirely detrimental to the District. Our comments in relation to the proposed Glenpanel SHA are:

### **The effects of the suggested SHA on the environment and on the resources of the district**

Since before the Resource Management Act, the provisions of the District Plan (or Scheme) and the general principles of spatial planning within the Wakatipu Basin have always sought to retain a rural character for the land outside of identified development zones. The rural character of the land of the Wakatipu Basin and the scenic beauty and visual amenity that stems from this are extremely important resources for the district and the community. The rural character and visual amenity are the principal reasons that the Wakatipu Basin is a desirable place for tourism and living; they provide social and economic wellbeing for the entire district. For this reason, the various iterations of the District Plan over the past decades have always been particularly protective of rural character. In particular, rural character that is experienced from well-used roads has been given protection by the District Plan. We consider that for economic and social reasons, the rural character of the land of the Wakatipu Basin is a vital resource and should be preserved.

Notwithstanding the above, we recognise that the Council and the community must appropriately plan to deal with growth in relation to both the economy and population. We consider that there is room for new areas of zoning and development within the Wakatipu Basin, provided these are carefully located and designed. Examples of this are contained within the Council's Proposed District Plan where a number of new Rural Lifestyle Zones are proposed. Invariably, these are proposed in relatively hidden parts of the basin such that the overall rural character (that benefits tourism and locals alike) is minimally affected and the basin retains its overall scenic and experiential qualities. Lake Hayes Estate and Shotover Country are also good examples of where dense suburban development has been accommodated in such a way that it is inconspicuous and the rural character enjoyed by users of the basin (particularly users of State Highway 6) is retained. At the time these developments were examined and approved via processes under the Resource Management Act, great care was taken to ensure that no development occurred on the Ladies Mile Flats; all development was contained within the lower terraces that are hidden from the basin and the highway.

The LHECA consider that the Ladies Mile Flats are one of the most conspicuous and widely experienced parts of the Wakatipu Basin's rural land. They are open and flat and are very largely

managed by true rural land uses. We consider that these flats are among the most valuable and sensitive parts of the Wakatipu Basin in terms of rural landscape character, visual amenity and maintaining the qualities of the Basin that are the source of community and economic wellbeing.

We consider that providing for non-rural development to sprawl onto the Ladies Mile Flats will very significantly degrade the rural character of the Wakatipu Basin. We accept that the Queenstown Country Club SHA will proceed. We do not consider that it is therefore appropriate to approve further non-rural development on the Ladies Mile Flats. The rural character of the Ladies Mile Flats is not lost yet; it can still be maintained and enhanced. We consider that the QLDC should stand by its Proposed District Plan (which maintains the Ladies Mile Flats as Rural Zone), should stand by its Urban Growth Boundary (that the QLDC placed at the Shotover River) and should refuse further non-rural development on the Ladies Mile Flats.

The High Court decision regarding the Ayrburn SHA makes it clear that the QLDC can use full discretion when deciding whether or not to recommend a proposed SHA to the minister. That decision reinforces that in making this decision “...the actual location of areas of land to be recommended (and to that extent what could be described as planning or RMA matters) were always appropriate considerations in any such recommendation”<sup>1</sup>. It is our opinion that the planning work that has been done for the past decades (including the QLDC’s own recently Proposed District Plan) makes it abundantly clear that the Ladies Mile Flats should most appropriately remain rural in character. Therefore the Ayrburn SHA is in an inappropriate location and should be refused.

This Council need not be remembered as the Council that finally destroyed the rural character of the Wakatipu Basin. Through approving SHAs in appropriate locations (locations that allow the dominant overall character of the basin to remain rural), this Council can retain the vital qualities of the Wakatipu Basin while also accommodating appropriate growth. “Growth at all costs” need not be the path that is followed, particularly when one of the costs is the character and beauty of the Wakatipu Basin.

### **The QLDC lead policy on Special Housing Areas**

The Council’s relevant lead policy is titled “Housing Accord and Special Housing Areas Act 2013 Implementation Guidelines” and was adopted by the Council on 30 April 2015. The Policy provides 9 principles. In our opinion, the most important of the principles in this case relate to location. The criteria of the Lead Policy that relate to practical aspects of providing a dense housing area can generally be met by any flat greenfield piece of land. The more important criteria, and the ones that really determine the appropriateness of any given SHA proposal, relate to location. This is reinforced by the High Court decision regarding the Ayrburn SHA; the most significant question to be considered by the QLDC when deciding whether or not to support a proposed SHA is “is the proposed SHA in the right place?”

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<sup>1</sup> Paragraph 56: Ayrburn Farm Developments Ltd v Queenstown Lakes District Council [ 2016 ] NZHC 693

In relation to the principles of the Lead Policy our comments are:

***6 Identification of Special Housing Areas and the development facilitated within them should be generally consistent with the direction of the residential policy in the District Plan Review.***

Given that the site is within land zoned Rural Zone within the QLDC's Proposed District Plan, providing for residential development on this land is not consistent with the Council's District Plan Review. The residential section of the District Plan proposes increasing density within existing residentially zoned land, given that this is more efficient from an infrastructure perspective. A number of new and existing zones within the Council's Proposed District Plan provide for dense housing. The Rural Zone is not one of them.

***7 Priority will be given to establishing Special Housing Areas within existing urban areas, or areas that are anticipated to fall within urban growth boundaries in the District Plan review.***

The Ladies Mile Flats are outside the Council's identified urban growth boundary. The District Plan Review endorses and supports the Council's identified urban growth boundary; the site remains outside of the identified urban growth boundary and The Proposed District Plan zones the land as Rural Zone, thereby anticipating that this area of rural land, which contributes to the gateway to Queenstown, will retain its rural character.

***8 Consideration may be given to a limited number of greenfield locations for Special Housing Areas, where they are located adjacent to existing urban areas and services.***

The Glenpanel site is not located adjacent to any urban area. Instead, it is located on Ladies Mile, where it lacks connection to the existing residential areas.

As well as within the Lead Policy's 9 principles, location is discussed in the Lead Policy's **Section 5.2 – Criteria for recommending a Special Housing Area to the Government** as follows:

*"It should be noted that criterion 5.2.1 Location is not a statutory consideration under the Act. However, in the interests of sound resource management planning practice, environmental and economic impact, and consistency with the draft Strategic Directions chapter of the District Plan review – location is considered to be a vitally important consideration for Council."*

We believe that the Glenpanel SHA is clearly contrary to the above aspect of the QLDC's Lead Policy. Locating a SHA in this location does not accord with sound resource management practice, will have considerable adverse environmental and economic impacts (associated with degrading landscape character and scenic beauty in a highly viewed location on the state highway entrance to Queenstown) and is entirely contrary to the QLDC's Proposed District Plan.

## **Summary**

Overall, the LHECA consider that the Glenpanel SHA proposal is at odds with the Proposed District Plan and the Operative District Plan. These Plans promote the principle that the rural character and scenic beauty of the rural land of the Wakatipu Basin floor is a very important asset on which social and economic wellbeing depends. The Glenpanel SHA proposal flies in the face of this principle that has long underpinned spatial planning in the district. The Ladies Mile Flats in their current state

represent an important part of the rural character of the Wakatipu Basin that will be lost if the proposed SHA proceeds.

Furthermore, we consider that the proposed SHA is at odds with the Council's lead policy. The site is a greenfields site outside of the Council's urban growth boundary in an area that the Council's Proposed District Plan identifies as Rural Zone.

For the last decade, the families of Lake Hayes Estate have been told by WINZ that they have a restricted ability to claim Working For Families benefits because Lake Hayes Estate is a rural area. We find this particularly ironic. If we are to be penalised for being a rural area on one hand, we at least wish to gain the amenity benefits of being in a rural area on the other.

In a broader sense, we believe that the path of accepting suburban growth at all costs is not something that this Council has a mandate for. It is a path that will lead the Wakatipu towards mediocrity and significantly reduced appeal, character and beauty. There is an alternative path, which is to proactively plan the most appropriate locations for SHAs according to best urban design and town planning practice, rather than allowing their locations to be determined by property developers.

Relevantly, the independent commissioner that has been chairing the hearings on the Proposed District Plan recently released a minute that expresses concern regarding the future of the Wakatipu Basin. The minute states *"we are concerned that, without careful assessment, further development within the Wakatipu Basin has the potential to cumulatively and irreversibly damage the character and amenity values which attracts residents and other activities to the area"*<sup>2</sup>. We agree entirely and consider that this Council is potentially making permanent changes to the Wakatipu Basin that the broader (not just Lake Hayes Estate) community do not agree with.

For all of the reasons given above, the LHECA asks the Council to reject the Sanderson Group's expression of interest relating to a Special Housing Area.

#### **Lake Hayes Estate Community Association**

**1<sup>st</sup> August 2016**

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<sup>2</sup> Paragraph 8: Memorandum concerning PDP provisions affecting the Wakatipu Basin, Denis Nugent (Chair of District Plan Review Hearings Panel), 1<sup>st</sup> July 2016.

**From:** "Queenstown Trails Trust | Mandy Kennedy"

**Sent:** Monday, 8 August 2016 2:02 PM

**Subject:** Attn: Anita Vanstone - Re: SHA Glenpanel

Dear Anita

Thank you for the opportunity to make a submission regarding the proposed Glenpanel Special Housing Area.

The Trails Trust are supportive of the inclusion in the Glenpanel SHA submission of an underpass(es) under SH6 to ensure safe connectivity for users of the trail network and a recreational (walking) trail for Slope Hill.

One of the goals within our 10 Year Strategic Plan is to provide greater connection for our communities via the off-road trail network through better trail connections for commute and recreation purposes.

Also our strategy identified the opportunity for the development of 'look-out' trails on the major hills within the Wakatipu basin to encourage and support pedestrian users of the trails with new trail opportunities.

Please find attached a map of how the Trust sees the connectivity of the trail network taking into account the Glenpanel SHA, the key references are-

Red – existing trail network

Orange – trails proposed by QTT to be included in future development of Glenpanel SHA to provide improved trail connectivity for commute and recreation.

Green – proposed walking trail Slope Hill

We would be grateful for consideration of these trail connectors with the planning process.

I would welcome the opportunity to speak to this submission if at all possible. You are welcome to contact me on my cell 021333321 to confirm or for any questions.

Kind regards - Mandy

**Mandy Kennedy** | CEO | **Queenstown Trails Trust**

[www.queenstowntrail.org.nz](http://www.queenstowntrail.org.nz) | [www.motatapu.com](http://www.motatapu.com)





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