

Kent Potter (Submitter Number 1250)

Subject - Urban Intensification Variation – Lay Witness Evidence

Given my experience in the field of Urban Design, Landscape and Land Development, I believe that I am in a position to provide Lay evidence.

Experience:

- I have been active in the fields of landscape, urban design and property development for over 25 Years.
- I have a Landscape Architecture degree from Lincoln University , New Zealand and a Master's degree in Real Estate and Planning from Heriot-Watt University in Scotland.
- I have been active in land and urban development within the Wakatipu Basin for the past 7 years.
- I currently sit on the Design review boards for Jack's Point Residential, Jack's Point Village, Jack's Point Preserve, Glendhu Bay and Wyuna Preserve.

Specific provisions of my Submission:

Opposition to The Urban Intensification Variation in its entirety, including but not limited to the zoning of the urban land in proximity to Queenstown and Frankton Road encompassing the block of land bound by 2 - 9 Sunset Lane, and 62, 64, 66, 68, 70 and 72 Hensman Road, collectively referred to as 'the Hensman Road / Sunset Lane block'.

Zoning boundaries:

The boundaries for the rezoning of the new MDRZ land are not based on sound urban design and planning principles, failing to respond to terrain, contours, or to adopt road boundaries or natural borders that minimise inconsistencies and conflicts between zones. Rather these boundaries appear to have been dictated by two-dimensional interpretations of desired distances from public transport routes etc, without regard to the practicalities of how these would actually be used, or the impacts of the boundaries.

The result of the arbitrary definition of the boundaries results in the properties at 64, 66, 68 , 70 and 72 Hensman Road being located within the Low Density Suburban Residential Zone (LDSRZ). Their zoning has not changed through the variation. The land immediately south either side of Sunset Lane has been rezoned through the variation as Medium Density Residential (MDRZ). The extent of the land rezoned as MDRZ occurs 'mid-block' between the properties fronting Hensman Road and Sunset Lane.

Within the Hensman Road / Sunset Lane block (as described above), topography is relative flat or gently sloping. A mid-block boundary for the rezoned land will therefore result in considerable and negative amenity effects for the owners of the land along Hensman Road not included within the extent of the rezoning. LDSRZ land allows building up to 7m and the MDSZ

proposes to allow building up to 11 + 1 metres in height. This will result in overlooking, loss of privacy, loss of views and access to daylight.

Development controls:

The general lack of development controls within the proposed plan will limit its ability to achieve the desired result. The increased allowances for additional height, and the relaxing of the recession planes, etc, without any specific requirements for actual intensification, such as conditions to provide additional dwellings to access these entitlements, will in many cases just provide for larger single occupancy homes to be built.

This will be particularly evident in areas such as Queenstown Hill, where the lack of greenfield sites and the topography make further subdivision or infill housing opportunities almost non-existent.

The allowance for ever grander properties to be built will eventually ruin the character of these neighbourhoods and in turn negatively impact on Queenstown's attractiveness as a tourist destination, and primarily as a place to live.

Regards,

Kent Potter