

Comment on the Queenstown Arterials Project Fast-track Application and Notice of Requirement

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)			
*First name	LYNNE	/	KARL
*Last name	ARMITAGE	/	DELLERMANN
Postal address	[REDACTED]		
*Home phone / Mobile phone	[REDACTED]	*Work phone	[REDACTED]
*Email (a valid email address enables us to communicate efficiently with you)	[REDACTED]		

2. *We will email you draft conditions of consent for your comment about this application



I can receive emails and my email address is correct



I cannot receive emails and my postal address is correct

3. Please provide your comments on the Queenstown Arterials Project Application

If you need more space, please attach additional pages. Please include your name, page numbers and [insert project name] Application on the additional pages

See attached sheet (1 page)

COMMENT ON THE QUEENSTOWN ARTERIALS PROJECT FAST-TRACK APPLICATION

Karl Oellermann & Lynne Armitage

██████████
Queenstown 9300

Dear Sir/Madam,

Thank you for the opportunity to provide feedback on the proposed resource consent application and notice of requirement for the Queenstown arterials project. As a property owner on Hallenstein Street, we acknowledge the need for the project and are generally supportive of the proposed works, however we wish to highlight the following points for the Consenting Panel's consideration:

1. The correspondence received from the Queenstown Arterials Expert Consenting Panel is dated the 5 February 2021, however it was only received on the 23rd of February and our comments are required to be submitted by the 26th of February. Given the share size and technical nature of the documents, it is unrealistic to expect property owners (many of whom are not currently resident in Queenstown) to be able to digest all this information and provide informed feedback within the stipulated timeframes. We consider, that this issue raises potential questions around the adequacy of consultation in the decision making process. Moving forward, it is requested that further consideration be given to realistic response times, which includes making allowances for property owners who are not resident and rely upon having mail redirected.
2. The proposed removal of on-street car parking is of concern from both a transportation and residential amenity perspective. The majority of recently completed residential developments are served by a single off-street car park as per the requirements of Table 29.4 of the Proposed District Plan. When combined with recent hotel developments being granted consent for parking shortfalls (Ref. Holiday In Sydney St – consented with only 60% of the required off street parking) and the introduction of the National Policy Statement on Urban Development, which effectively removes the need for developments to provide on-site car parking, we have concerns that there will not be sufficient on-street car parking to meet the needs of current developments let alone future intensification within the area. On-street parking along Hallenstein Street is already at a premium and the proposed changes will exacerbate the current problem. We have concerns that the proposed works can occur and that existing amenity values for the area will be maintained, which is something the Proposed District Plan seeks for the High Density Residential Area. Furthermore, we have concerns that increases pressure on on-street parking will see vehicles encroaching over driveways and could narrow the carriageway width to a point that impedes on the safety and efficiency of Hallenstein Street.

We thank you in advance for your consideration of these matters and wish to be kept informed of the application's progress and any proposed amendments that could impact on our Hallenstein Street property.