

**Appendix B** - A copy of the Appellants' submission and further submissions;

**Submitter Details**

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Trade competition and adverse effects:

I could  I could not

gain an advantage in trade competition through this submission

I am  I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Wishes to be heard:

Yes

No

Preferred hearing location:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Ch 1 -<br>Introduction                     | <input type="checkbox"/> Ch 2 - Definitions   | <input type="checkbox"/> Ch 3 - Strategic<br>Direction                       | <input type="checkbox"/> Ch 4 - Urban<br>Development                                |
| <input type="checkbox"/> Ch 5 - Tangata<br>Whenua                   | <input type="checkbox"/> Ch 6 - Landscape   | <input type="checkbox"/> Ch 7 - Low<br>Density Residential                   | <input checked="" type="checkbox"/> Ch 8 - Medium Density<br>Residential            |
| <input type="checkbox"/> Ch 9 - High<br>Density<br>Residential      | <input type="checkbox"/> Ch 10 - Arrowtown<br>Residential Historic<br>Management Zone | <input type="checkbox"/> Ch 11 - Large Lot<br>Residential                    | <input type="checkbox"/> Ch 12 - Queenstown<br>Town Centre                          |
| <input type="checkbox"/> Ch 13 - Wanaka<br>Town Centre              | <input type="checkbox"/> Ch 14 - Arrowtown Town<br>Centre                             | <input type="checkbox"/> Ch 15 - Local<br>Shopping Centres                   | <input type="checkbox"/> Ch 16 - Business<br>Mixed Use Zone                         |
| <input type="checkbox"/> Ch 17 -<br>Queenstown<br>Airport Mixed Use | <input type="checkbox"/> Ch 21 - Rural Zone   | <input type="checkbox"/> Ch 22 - Rural<br>Residential and<br>Rural Lifestyle | <input type="checkbox"/> Ch 23 - Gibbston<br>Character Zone                         |
| <input type="checkbox"/> Ch 26 - Historic<br>Heritage               | <input type="checkbox"/> Ch 27 - Subdivision and<br>Development                       | <input type="checkbox"/> Ch 28 - Natural<br>Hazards                          | <input type="checkbox"/> Ch 30 - Energy and<br>Utilities                            |
| <input type="checkbox"/> Ch 32 -<br>Protected Trees                 | <input type="checkbox"/> Ch 33 - Indigenous<br>Vegetation and<br>Biodiversity         | <input type="checkbox"/> Ch 34 - Wilding<br>Exotic Trees                     | <input type="checkbox"/> Ch 35 - Temporary<br>Activities and Relocated<br>Buildings |
| <input type="checkbox"/> Ch 36 - Noise                              | <input type="checkbox"/> Ch 37 - Designations   | <input type="checkbox"/> Ch 41 - Jacks<br>Point Zone                         | <input type="checkbox"/> Ch 42 - Waterfall Park                                     |
| <input type="checkbox"/> Ch 43 -<br>Millbrook Resort<br>Zone        |   |  |   |

**Submission****Consultation Document Submissions**

Part Seven - Maps > Map 37 - Kelvin Peninsula

Support

Oppose

Other - Please clearly indicate your position in your submission below

**I seek the following decision**

Rezoning the land parcel as referred to above to a Non-developable Green Space Zoning .

**My submission is**

We own a free standing house at 18 Vancouver Drive Queenstown Hill . This is on the northern side of Vancouver and the rear boundary abuts your existing Council land which you propose to change to Medium Density Residential . This in turn adjoins the present gravel road to the power station and the DOC land you are trying to swap . Despite our efforts we have found it impossible to find out what stage this proposed land swap is at or any time frames or subdivision design we we are aware has been prepared by Council . This high degree of secrecy together with the proposed changes we find distressing and not in the interests of the public . We see that the Council if also proposing MDR on the DOC land if they obtain control of it . This is going to result in a huge reduction in forest/green space and a large increase in housing and associated traffic . We, together with other Queenstown residents and those on Vancouver Drive are not in favour of these proposed changes . We believe it is inappropriate for such a massive area to be rezoned straight from Green space to Medium density housing and would be refused should a private developer apply for these changes in a location such as this . We understand the Councils'overall reason for wanting to do this, being to gain more revenue by developing more housing . We suggest these aims need to be carefully balanced against a loss of amenity and greenspace together with the negative effects of urban sprawl . Going up instead of out does not mean it is not sprawl especially in such a highly visible location . This is a huge area to propose such changes when the majority of this land is not currently permitted to be developed in any form, let alone Medium density . We suggest that if this rezoning and development were to proceed at least part should be set aside for some green space/buffer . Already Queenstown Hill is heavily developed and more highly condensed residential development easily seen from Queenstown CBD will visually detract from the urban landscape . Our request is that Council set aside the narrow strip of land between rear of the northern Vancouver Drive properties and the existing gravel road which extends West / East . This land is hilly and narrow and hence difficult to develop anyway making it questionable economically . It would then provide a visually attractive green buffer and lessen the impact of such large scale medium density housing . We suggest that if this was a private developer they would be required to provide a proportion of green zone . Accordingly we believe it is entirely appropriate for the Council to also make this allocation in the interest of all Queenstown residents who by the Councils' proposal are going to not only lose a huge area of forest but also highly used walking tracks easily accessible from Queenstown CBD . We believe Council should carefully consider this request as Queenstown locals at this stage are only mildly aware of the impact this proposal will have on them but should it proceed their angst will substantially increase . We wish to reserve the right by virtue of this Submission within the allocated timeframe to employ consultants on this matter at a later date dependant on the Councils' response . Thank You Peter & Rosemary Manthey

**Attached Documents**

File
No records to display.