

## Submission No 1036 to Proposed District Plan

We present regarding submissions 533 from Winton partners Funds management No 2 Limited and 661 from land Information New Zealand.

The Sharpe Family Trust owns the land and building across the road from the subject site, Lot 4 DP27200.

The land in question is a long strip between the corner of Peninsula Road and the Lakeside subdivision next to the Hilton Hotel. The legal description is RESERVE ADJ SEC 1 BLK 1 CONEBURN SD, parcel ID: 3011065

We submit that the ONL status of this land should be revoked as it is near residential land but that the rural zoning should be retained and it be maintained as a reserve. Valued Added Amenity status would appear to be the right zoning for this land.

### Reasons for this being

- 1) The subject land is not suitable for subdivision as it is long and narrow and bordered by two busy roads.
- 2) This area is needed as a buffer between Peninsula Hill and Frankton. It is of visual amenity to Frankton.
- 3) This area is adjacent to the state highway and new bridge currently being constructed. Closeness to these utilities makes this land unfavourable for subdivision. Noise from the road, bridge and the Kawarau Falls makes it far from a peaceful site.
- 4) Queenstown is subject to unprecedented growth pressures at this time. However along with that provision of "green spaces" should be considered hand in hand with opening up more areas for land subdivision.
- 5) This area is not suitable for shopping as requested by submitter 533 in its Mixed Zone request. Properly designated shopping areas are allowed for across the bridge in Frankton, the closest being Remarkables Park. The Hilton has a Lake Counter shop in its complex and we believe some small shops have been applied for in the PDP by The Mee family at Kelvin Heights.
- 6) There should be a geological report done of the land directly across from the eastern side of our boundary at no 48 Peninsula Road and to the eastern boundary of the subject site. The reason for this being is that when Frank Mee applied to subdivide three sections only two were permitted. A report done by Canterbury University showed old rock falls on the eastern side and the council at the time disallowed the third eastern site. It could well be that the eastern side of the subject land is not suitable for subdivision due to instability.

- 7) Development of this land would constitute "ribbon development" which has long been opposed in this district.
- 8) Road widening may be required for Peninsula Road in future. There are at least 1000 consented sections allowed for at Kelvin Heights and many more applied for in the PDP. The Hilton Complex has insufficient parking allowed for on its land and vehicles are parked on Peninsula Road all the time from either staff or users of this complex. Across the road a section of HDR is being sought in the PDP. While we have no objection to this it stands to reason that another hotel site will go ahead here and similar parking issues to the Hilton will follow.

Neill Simpson, ex head of the Department of Conservation planted out the area at the corner of the state highway and Peninsula Road in native plantings over 20 years ago. Neill has continued his plantings around the corner and keeps most of the area maintained. The Kelvin Peninsula Assoc maintains the actual corner. We feel that the rest of this land being planted out in similar fashion would be an asset to the area. The corner native planting gives some presence to the gate way to Kelvin Heights.

Neill Simpson drew up the landscape plan for our property in 2000. We are proud of how the plantings have eventuated and receive many favourable comments on them. We wish to see something similar take place across the road.

If the panel is of the mind that this land is suitable for subdivision, we would accept the proposal put forward by LINZ. We do not accept it is an efficient use of land as stated in the landscape report. 19 allotments is still substantial.

Bill Sharpe

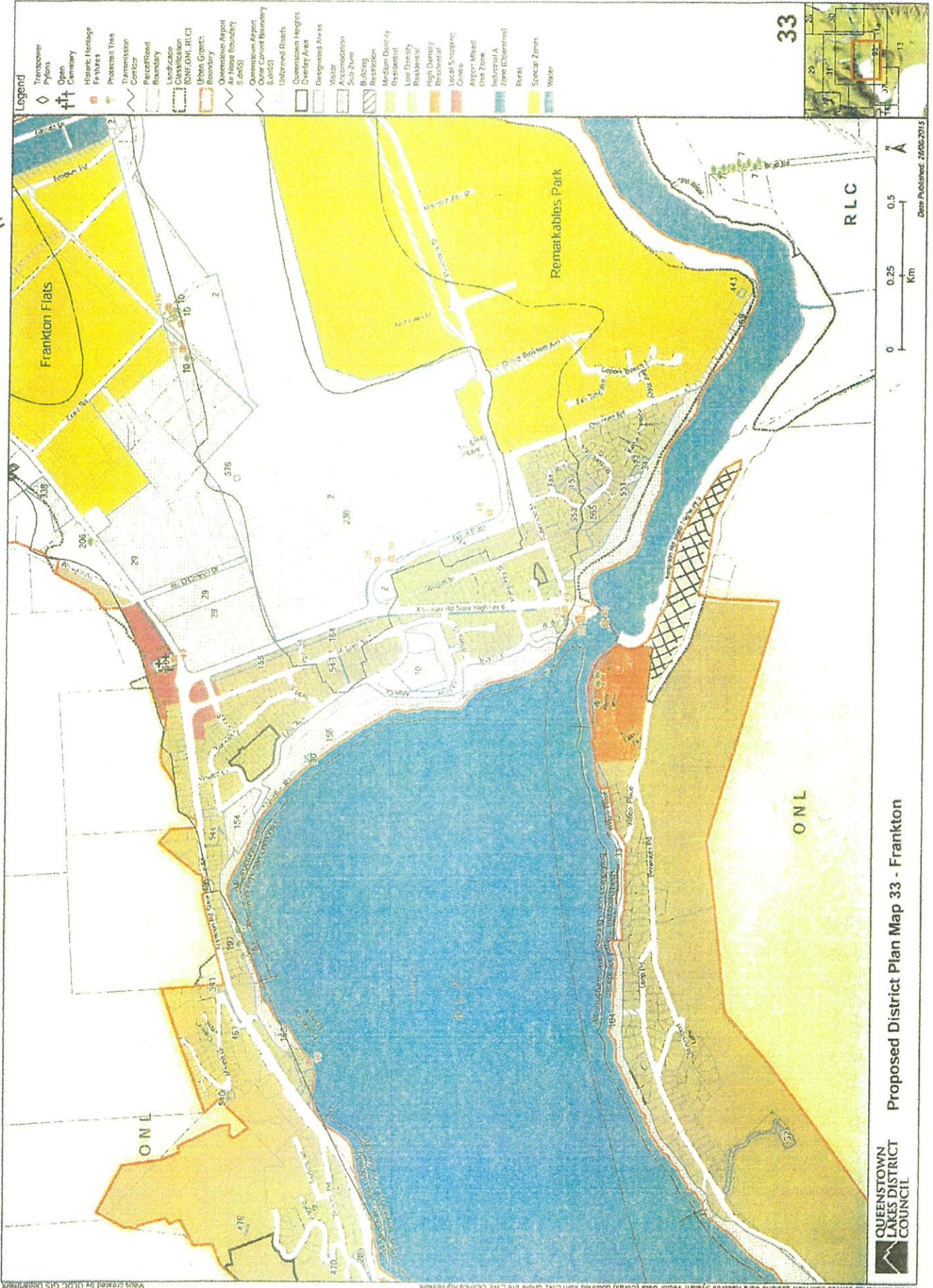
Kirsty Sharpe

Stuart Sharpe

On behalf of the Sharpe Family Trust

9 August 2017

Appendix 1 - Neeson



Print boundaries derived from New Zealand Core Records System Vector Data (Corex) obtained from LINZ under the LINZ License Agreement. Maps created by OAPS GIS Department.

QUEENSTOWN LAKES DISTRICT COUNCIL Proposed District Plan Map 33 - Frankton