

**Barbara Lusk – Submitter #136**

**RE: QUEENSTOWN LAKES DISTRICT COUNCIL PROPOSED DISTRICT PLAN - STAGE 1 and decisions requested by two submissions seeking relief associated with land at Arthurs Point**

I am presenting rebuttal evidence at the hearing to be held on 1-3 February 2023.

21 January 2023

**I am totally opposed to a Plan Change that alters the zone for the sites from Rural General to Low Density Residential and Large Lot Residential as requested by the developers, Gertrude Saddlery and Larchmont Enterprises Limited.**

1. Summary of contents of this document

1.a My long association with Queenstown going back 80 years to the period of World War 2

1.b Acquisition of my property at 434 Gorge Rd from Mr and Mrs Sutherland and subsequent building of the house, Canyon Ridge in 1981.

1.c Subsequent use of Canyon Ridge by family, friends and tourists.

1.d Responses to the outstanding view over the Shotover River which includes the land under dispute.

1.e Concerns about the costs to date incurred by QLDC in supporting Gertrude Saddlery and Larchmont Enterprises Limited to be able to build houses on the land under dispute and concern about ongoing costs to QLDC if a resource consent is applied for to carry out a development across the river, and costs incurred by Council over and above the development levy if the resource consent is successful.

1.f Issues identified by consultants employed by QLDC, Gertrude Saddlery and Larchmont Enterprises Limited and APONLS should the development go ahead. These include roading access along Atley Rd to the sites, access to some properties within the sites, the placing of infrastructure services under the 'improved' access along Atley Rd to the site, closeness of some of the sections to the edge of the escarpment, difficulty of property owners maintaining adequate screening, loss of amenity value in the Arthurs Point wider area, solutions to identified problems being sorted at the resource consent/engineering stage.

1.g. Need for further housing supply in the wider Queenstown area

1.h Concern about increase in number of dwellings in the future if the relief applied for by the developers is granted.

## **APPENDIX**

What I seek is that the zoning of the Gertrude Saddlery and the Larchmont Enterprises Limited properties remain as Rural General within the District Plan.