

# FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN  
CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991

QLDC Wanaka

03 OCT 2023

**TO** // Queenstown Lakes District Council

Name of submitter [full name]

Robert Arthur Pheloung

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):

**NAME OF** // Proposed or existing policy statement or plan and (where applicable) change or variation

8.5.1 + 13.5.10

I  could /  could not\*\*

gain an advantage in trade competition through this submission.

\*I  am /  am not\*\*

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

(a) adversely affects the environment; and

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

\* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

\*\* Select one.

**SPECIFIC PROVISIONS** // Of the proposal that my submission relates to are:

[give details]

Intensification + increases in height limits

**MY SUBMISSION**

[Include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]

- The development enabled by the variation will have adverse effects in terms of potential domination of build form, shading, loss of access to sunshine and loss of views.
- There is no guarantee that the provisions of variation will result in the type of development hoped - i.e. low cost housing due to high existing land prices in the area.
- Wanaka has sufficient land capacity for growth without the need for this variation.
- Three Parks offers ample opportunity for intensive development has all the required amenities and infrastructure necessary to meet the objectives of this variation.

\*If your submission relates to a proposed policy statement or plan prepared or changed using the collaborative planning process, you must indicate the following:

- > whether you consider that the proposed plan or policy statement or change fails to give effect to a consensus position and therefore how it should be modified; or
- > in the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan or policy statement should be modified.

\* This paragraph may be deleted if the proposal is not subject to a collaborative planning process.

**I SEEK THE FOLLOWING DECISION // From the local authority**

[give precise details]

That these variations be rejected and existing rules be maintained.

\*I  wish /  do not wish\*\* to be heard in support of my submission.

I  will /  will not\*\* consider presenting a joint case with others presenting similar submissions.

\* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.

\*\* Select one.

**SIGNATURE**

\*\*Signature

[or person authorised to sign on behalf of submitter]

Date 03-10-2023

\*\* A signature is not required if you make your submission by electronic means.

**YOUR DETAILS // Our preferred methods of corresponding with you are by email and phone.**

Electronic address for service of submitter [email] rubbic.p@ktra.co.nz

Telephone [work] 0274 32252 [home] [mobile]

Postal Address P.O Box 452  
[or alternative method of service under section 352 of the Act] Wanaka

Post code 9343

Contact person [name and designation, if applicable]

**NOTE // To person making submission**

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

