

**RESOURCE MANAGEMENT ACT 1991: FORM 5**  
**SUBMISSIONS ON THE VARIATION TO THE QUEENSTOWN LAKES PROPOSED**  
**DISTRICT PLAN – Urban Intensification**

Clause 6 of the First Schedule, Resource Management Act 1991

**TO:** Ms Alyson Hutton  
Planning Policy Manager  
Queenstown Lakes District Council  
Private Bag 50077  
QUEENSTOWN

**SUBMITTER:** Mr Mark Tammett, Procon Development Ltd.

On 1<sup>st</sup> September 2023, the submitter entered into a sales and purchase agreement with the current landowner to purchase the property located at 117 Arthurs Point Road.

The submitter does not consider they could gain an advantage in trade competition through this submission. In any event, the submitter is directly affected by the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

The submitter wishes to be heard in support of this submission.

If others make a similar submission, the submitter would be prepared to consider presenting a joint case with them at any hearing.

**1.0 OVERALL ISSUES THAT HAVE DETERMINED THE APPROACH IN PREPARING THIS SUBMISSION IN RESPECT TO THE PROPOSED DISTRICT PLAN**

The submitter generally supports the higher level thrust of the Urban Intensification variation to the Proposed District Plan (**PDP**) insofar as it assists Council to fulfil its obligations listed under the National Policy Statement for Urban Development (2020) and will in the future provide further residential living within Urban Growth Boundaries for the Queenstown area.

Notwithstanding the submitters general support, for the reasons listed in part 2.1, the submitters consider that the proposed rezoning does not accord with nor assist the territorial authority in carrying out the following functions to achieve, the purpose of the Resource Management Act 1991 (the Act);

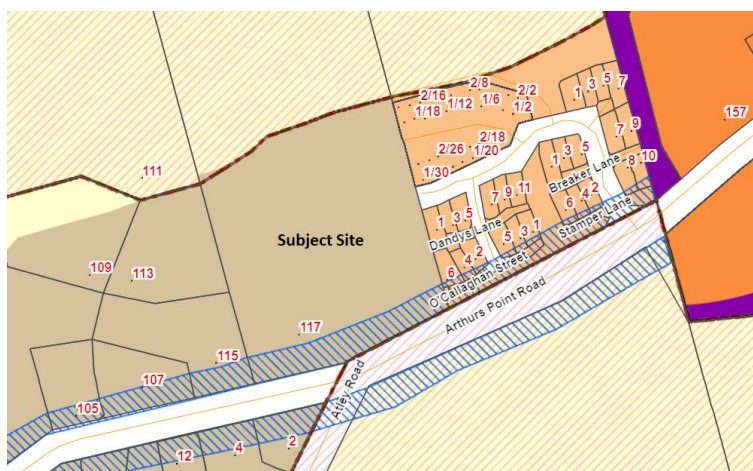
- i. It is not consistent with Part II of the Act;
- ii. It does not represent integrated management or sound resource management practice;
- iii. It does not meet the reasonably foreseeable needs of future generations;
- iv. It does not implement the most appropriate standards, rules or methods for achieving the objectives set out in the Proposed District Plan.

## 2.0 SPECIFIC SUBMISSIONS

As stated, the submitter generally supports the higher level thrust of the Urban Intensification variation, however, the submitter does not support the proposed variation in its entirety for the following reasons:

### 2.1 Medium Density Residential

For the purposes of this submission, the submitter's subject site is located at 117 Arthurs Point Road (Lot 2 DP 12913):



**Figure 1: Subject Site, 117 Arthurs Point Road**

On the 6<sup>th</sup> of May 2020, SH190001 authorised the subdivision and development of the subject site to establish 91 residential units across the area<sup>1</sup> depicted as being Lower Density Suburban Residential Zone (**LDSRZ**) in Figure 1 above. A copy of the sites master planning is contained in Attachment A. The resulting allotment sizes to be created on the subject site under SH190001 average to be 1 unit per 248m<sup>2</sup>.

SH190001 was amended by SH210006 14<sup>th</sup> October 2021 with no adjustments to the overall density to be achieved for the subject site.

As the terms of the sales and purchase agreement progress, the submitter has engaged consultants to make steps towards giving effect to the SH210006 consent towards subdividing and developing to achieve the residential allotment size of 248m<sup>2</sup> and targets the completion of civil works required for bulk titles by September 2025.

The physical outcome to be achieved in the short term on the subject site directly aligns with the outcome sought to eventuate through the proposed Medium Density Residential Zone (**MDRZ**) framework. As such, the submitter seeks that the subject site is re-zoned MDRZ in a similar fashion to the Bullendale development

<sup>1</sup> Noting that the SH190001 & SH210006 authorized developments are not confined to the LDSR Zone only as they extend into the Rural Zone just north of the ONL boundary. Refer - Attachment A.

which adjoins the subject site to the east and shares<sup>2</sup> internal roading connections with the SH210006 development on the subject site.

The proposed PDP variation seeks that a location-specific building height standard Rule 8.5.1.1 (a) is applied to the adjoining MDRZ and the 8m height is retained in order to protect ONL values. The submitter seeks this location-specific building height standard is applied to the subject site with any MDRZ in the interests of consistency in plan architecture and any future physical outcomes.

### 3.0 Relief Sought

The submitters seeks that the site at 117 Arthurs Point Road (Lot 2 DP 12913) is rezoned from LDSR to MDRZ and the location-specific building height standard Rule 8.5.1.1 (a) is applied and any further additional or alternative relief and any consequential or ancillary changes that give effect to the relief sought.



**Signature:** \_\_\_\_\_

**Date:** 05<sup>th</sup> October 2023

**Address for service of person making submission:**

**Clark Fortune McDonald & Associates  
PO Box 553  
QUEENSTOWN 9348**

**Attn: Nick Geddes**

**Telephone: 4416071**

**E-mail: ngeddes@cfma.co.nz**

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<sup>2</sup> Refer to Sheet 3 of Attachment A.

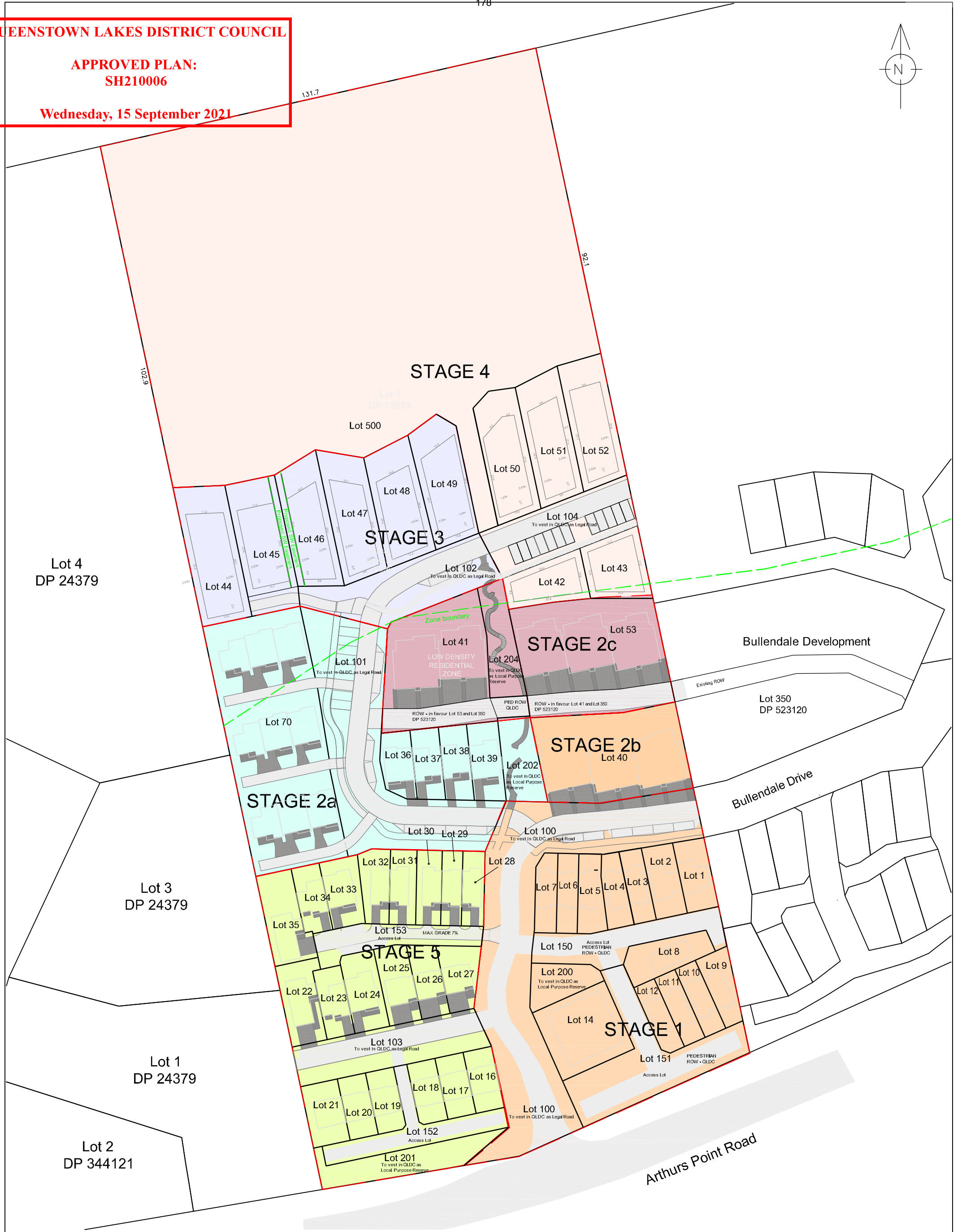
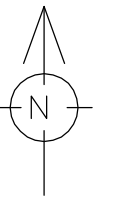
**Attachment A**

SH210006 approved Site Plans

**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:  
SH210006**

**Wednesday, 15 September 2021**



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REV.	DATE:	REVISION DETAILS:	BY:
B	9/21	Stage 2c clarified	BM
A	17/7/21	Stage 1 variation	BM
REV.	DATE:	REVISION DETAILS:	BY:

**WARNING NOTE:**  
 This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to be read in conjunction with our terms of engagement to Bullendale Developments Limited. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

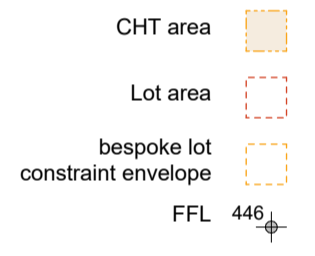
TITLE:  
**PROPOSED SUBDIVISION - OVERVIEW  
 STAGE 1 VARIATION  
 TOMASI SHA - ARTHURS POINT**

DATE: Sept 2021	Scale 1:1000	DRAWING & ISSUE No.
BY: B McLeod	Original Plan A3	4598.12C.1B
		PO Box 2493 Wakatipu 9349 Ph 03 442 3466 Fax 03 442 3469 Email admin@asd.co.nz
		<b>AURUM SURVEY</b>

**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**SH210006**  
**Wednesday, 15 September 2021**



Type	Bed	Bath	Garage	Nr.	GFA	
A	2	2	1	9	122 m <sup>2</sup>	
B	3	2	1	7	138 m <sup>2</sup>	
C	3	2	1	3	147 m <sup>2</sup>	
D	3	2	2	1	169 m <sup>2</sup>	
D1	3	2	2	1	169 m <sup>2</sup>	
walk-up	F Deluxe	2	1	2	8	99 m <sup>2</sup>
	G Premium	2	1	2	8	107 m <sup>2</sup>
	H Deluxe	3	2	2	5	144 m <sup>2</sup>
	I Premium	3	2	2	5	161 m <sup>2</sup>
	J Deluxe	4	3	2	3	158 m <sup>2</sup>
K Premium	4	3	2	3	175 m <sup>2</sup>	
L	3	2.5	2	9	194 m <sup>2</sup>	
M	3	2.5	1	13	147 m <sup>2</sup>	
N	4	2.5	1	2	158 m <sup>2</sup>	
apartments	2	1	1	6	87 m <sup>2</sup>	
	3	2.5	1	3	132 m <sup>2</sup>	
bespoke units	t.b.c.	t.b.c.	t.b.c.	11	t.b.c.	
<b>TOTAL</b>				<b>97</b>		



2951 | Tomasi Arthurs Point SHA | Riverton Queenstown Ltd

**Composite Plan**

03 377 5666 | info@foleygroupconz | www.foleygroupconz | 30 southwark st | po box 22 166 | christchurch 8140





Tomasi

Bullendale



Site	area
TOTAL	41227 m <sup>2</sup>



2951 | Tomasi Arthurs Point SHA |  
Riverton Queenstown Ltd

Location Plan

03 377 5666 | info@foleygroupconz | w w foleygroupconz |  
30 southwark st | po box 22-166 | christchurch 8140

