

ANNEXURE A – Copy Of JLQL’s (as successors) Submission

Submitter DetailsFirst Name: **Tony**Last Name: **Ray**Organisation: **Hurtell Proprietary Limited, Landeena Holdings Limited, Shellmint Proprietary Limited**On behalf of: **Mactodd**Street: **PO Box 653**Suburb: **Queenstown**City: **Queenstown**Country: **New Zealand**PostCode: **9348**Daytime Phone: **(03)441 0226**Mobile: **0273156428**eMail: **tray@mactodd.co.nz**

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:

 Ch 1 - Ch 2 - Definitions Ch 3 - Strategic Ch 4 - Urban

Introduction

Direction

Development

 Ch 5 - Tangata Ch 6 - Landscape Ch 7 - Low Ch 8 - Medium Density

Whenua

Density Residential

Residential

 Ch 9 - High Ch 10 - Arrowtown Ch 11 - Large Lot Ch 12 - Queenstown

Density

Residential Historic

Residential

Town Centre

Residential

Management Zone

 Ch 13 - Wanaka Ch 14 - Arrowtown Town Ch 15 - Local Ch 16 - Business

Town Centre

Centre

Shopping Centres

Mixed Use Zone

 Ch 17 - Ch 21 - Rural Zone Ch 22 - Rural Ch 23 - Gibbston

Queenstown

Residential and

Character Zone

Airport Mixed Use

Rural Lifestyle

 Ch 26 - Historic Ch 27 - Subdivision and Ch 28 - Natural Ch 30 - Energy and

Heritage

Development

Hazards

Utilities

 Ch 32 - Ch 33 - Indigenous Ch 34 - Wilding Ch 35 - Temporary

Protected Trees

Vegetation and

Exotic Trees

Activities and Relocated

 Ch 36 - Noise Ch 37 - Designations Ch 41 - Jacks Ch 42 - Waterfall Park

Zone

Point Zone

 Ch 43 -

Millbrook Resort

Zone

Submission

Consultation Document Submissions

Part Three - Urban Environment > 8 Medium Density Residential > 8.1 Zone Purpose

- Support
- Oppose
- Other - Please clearly indicate your position in your submission below

I seek the following decision

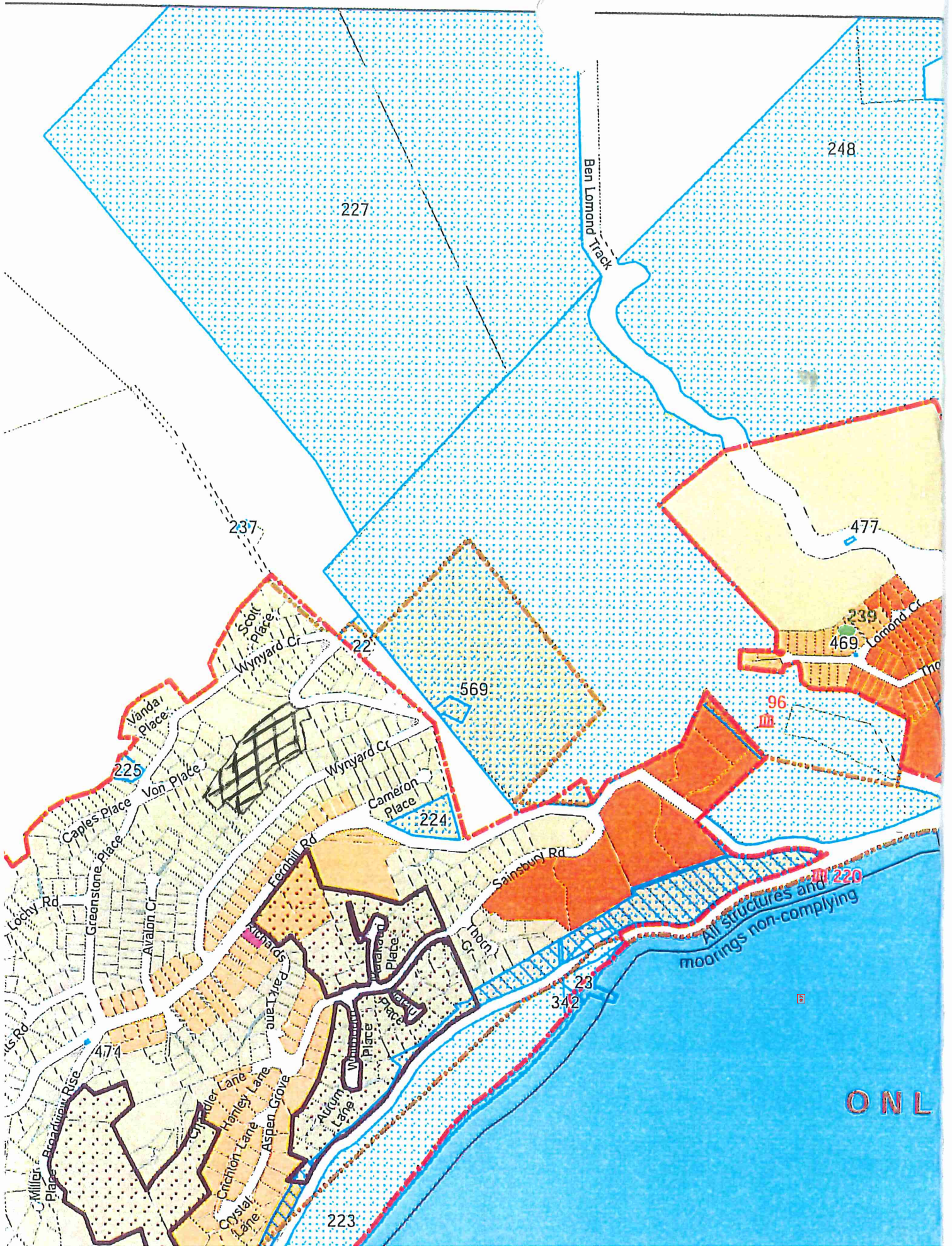
A. MEDIUM DENSITY ZONE 8.1 ZONE PURPOSE - delete last sentence of paragraph 5 (the reference to the expiry date) OBJECTIVES AND POLICIES 8.2.9 Amend Objective 'Enable low (the word 'low' to be crossed out) medium density forms of visitor accommodation that are appropriate for a medium density environment and do not adversely impact on the supply of permanent rental accommodation.' RULES Rule 8.4 - insert after 8.4.23 '8.4.24 - Visitor accommodation (not otherwise identified) as a Restricted Discretionary Activity. Discretion is restricted to all the following: - The location, external appearance and design of buildings - The extent to which the development positively addresses the street - The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm - Parking and access arrangements: safety and efficiency, and potential impacts on neighbours' amenity and on-street parking - Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.' and renumber as required Rule 8.5.5 - delete last three lines commencing 'Notwithstanding the above...' Rule 8.6.2 - Delete 8.6.2.2 - Add as replacement for 8.6.2.2 '8.6.2.2 Visitor Accommodation' PLANNING MAPS Map 34 - Amend to show Lot 1 DP 21182 (OT12D/1648) as zoned 'Medium Density Residential' B. As an alternative to A, rezone Lot 1 DP 21182 (OT12D/1648) 'High Density Residential'. C. Amend Rule 27.4.1 to make all subdivision a controlled activity. D. Make any other amendments, consequential or otherwise necessary to give full effect to this submission.

My submission is

The submitter owns Lot 1 DP 21182 (OT12D/1648). The land is comprised in a single block and is located off Wynyard Crescent (Fernhill). It was originally zoned 'Tourist Development 2.' The site is steep and has a gully with a stream bisecting it. It is possible to bridge this however, without doing so half of the site remains landlocked. To date the land has proved uneconomic to develop. It is suitable for medium density residential development as a block. It is also suitable for visitor accommodation which has proved successful elsewhere in Fernhill, given the steeper topography, outstanding views but fewer sunlight hours. While the submitter supports the concept of the 'Homestar bonus' regime it opposes the 'expiry' or 'sunset clause.' The land is inherently suitable for a higher density of development, there is no good resource management reason for imposing a time limit on such development. If the Medium Density Residential zoning is not appropriate, then the submitter asks that the land be rezoned High Density Residential. Subdivision should remain a controlled activity as provided for in the Operative District Plan to avoid additional unnecessary costs and uncertainty.

Attached Documents

File
HURTELL LTD MAP



248

227

Ben Lomond Track

237

477

Wynyard Cr

22

569

239

469

225

Vanda Place

Von Plate

Wynyard Cr

Cameron Place

224

96

220

All structures and moorings non-complying

Sainsbury Rd

Thorn Cr

23

342

Lochy Rd

Greenstone Place

Avalon Cr

Richard's Park Lane

Wilmington Place

Wynyard Cr

474

Wynyard Cr

Wynyard Cr

Wynyard Cr

Wynyard Cr

Wynyard Cr

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