

## Julia Chalmers

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**From:** Carey Vivian <carey@vivianespie.co.nz>  
**Sent:** Thursday, 11 May 2017 4:10 PM  
**To:** DP Hearings  
**Cc:** Warwick Goldsmith; ngeddes@cfma.co.nz; Jayne Macdonald  
**Subject:** RE: Transfer of Submission Points from the Wakatipu Basin Hearing Stream to the Queenstown Hearing Stream (Stream 13)

Hi Steph

Woodlot Properties Limited wish to withdraw their submission as it relates to the rezoning of land at the end of Tucker Beach Road and Hansen Road. Submission points #501.17, 18, 19 and 20.

I have cc'd in representatives for the further submitters Middleton and Oasis in the Basin. However I do not have contact details for Mr Cranfield, also a further submitter.

Regards Carey Vivian  
On behalf of Woodlot Properties Limited.

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**From:** DP Hearings [mailto:DP.Hearings@qldc.govt.nz]  
**Sent:** Wednesday, 3 May 2017 12:36 PM  
**To:** Carey Vivian  
**Subject:** RE: Transfer of Submission Points from the Wakatipu Basin Hearing Stream to the Queenstown Hearing Stream (Stream 13)

Good afternoon Carey,

Thanks for the email.

Please see a Minute the Chair issued 28 February relating to Tucker Beach [here](#) with corresponding memorandum received from Warwick Goldsmith [here](#).

Let me know if you require any further information.

Thanks,  
Steph

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**From:** Carey Vivian [mailto:carey@vivianespie.co.nz]  
**Sent:** Wednesday, 3 May 2017 12:17 PM  
**To:** DP Hearings  
**Subject:** RE: Transfer of Submission Points from the Wakatipu Basin Hearing Stream to the Queenstown Hearing Stream (Stream 13)

Thanks Steph.

I guess the difficulty for us is we really need to be working on evidence now for circulation on the 9<sup>th</sup> June. We can't afford to wait and see what the Council do in terms of a variation. But then it is a waste of time and money for our clients if the Council initiate a variation that includes our clients land.

Can you please tell me who the lawyer is that requested these submissions be transferred? I might have a talk to them about it.

Regards,  
Carey.

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Carey Vivian BRP(Hons) MNZPI | Resource Management Planner | VIVIAN+ESPIE LTD



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**From:** DP Hearings [<mailto:DP.Hearings@qldc.govt.nz>]

**Sent:** Monday, 1 May 2017 2:59 p.m.

**To:** Carey Vivian

**Subject:** RE: Transfer of Submission Points from the Wakatipu Basin Hearing Stream to the Queenstown Hearing Stream (Stream 13)

Good afternoon Carey,

Thanks for your email.

Yes we can confirm that the Tucker Beach area is within the 'study area' of the Wakatipu Basin Land Use Planning Study. The chair of the Panel for the Queenstown Mapping and Annotations Hearing has directed the Council to relocate submissions in this area out of the Wakatipu Mapping and Annotations Hearing and into the Queenstown Mapping and Annotations Hearing following a request from a lawyer working for a submitter in this area.

It is difficult to advise you whether or not to do evidence on submissions for this area for the upcoming hearings. The Council have not yet formed a view on the recommendations in the Wakatipu Basin Land Use Planning Study and could potentially **not** support some or many its key proposals for this and other areas.

If it were the case that the Council did not support any of the recommendations for the Tucker Beach area, it would be unlikely to be affected by any Variation for the study area of the Wakatipu Basin Land Use Planning Study. In this situation you would be advised to do evidence if you want to address a submission on this area consistent with the timeline set out by the Panel.

However, if you take the view that the Council is likely to accept the majority of the recommendations and promote a Variation to implement them then you should assume that these submissions will be transferred to a Wakatipu Variation. In this situation people who previously submitted on this area will have a chance to resubmit on the Variation and do evidence if and when a hearing is held some-time next year.

Thanks,  
Steph

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**From:** Carey Vivian [<mailto:carey@vivianespie.co.nz>]

**Sent:** Monday, 1 May 2017 9:46 AM

**To:** DP Hearings

**Subject:** RE: Transfer of Submission Points from the Wakatipu Basin Hearing Stream to the Queenstown Hearing Stream (Stream 13)

Hi Julia

I just wanted to check if the below is still correct as the Tucker Beach area has been included within the 'study area' of the Wakatipu Basin Land Use Planning Study. There seems to be little point in hearing these submissions now if the Council decides to initiate a variation in the near future to deal with the issues raised in the study area.

Regards,  
Carey.

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Carey Vivian BRP(Hons) MNZPI | Resource Management Planner | VIVIAN+ESPIE LTD



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**From:** DP Hearings [<mailto:DP.Hearings@qldc.govt.nz>]

**Sent:** Wednesday, 1 March 2017 10:29 a.m.

**Subject:** Transfer of Submission Points from the Wakatipu Basin Hearing Stream to the Queenstown Hearing Stream (Stream 13)

This email is to advise that your submission or further submission on the QLDC PDP seeking a rezoning of land in the vicinity of Quail Rise/Tucker Beach, Queenstown has been transferred from the Wakatipu Basin Hearing Stream to the Queenstown Hearing Stream (Stream 13). The Queenstown Hearing Stream is scheduled for **3<sup>rd</sup> – 28<sup>th</sup> July 2017**.

This notification affects the submission points listed in the Table below.

The Panel has recently issued the following minutes relevant to the Queenstown Hearing Stream, and requests an indication from submitters of the intention to appear, and an indicative time to present their case to the panel. Please refer to these memos for specific details.

**MINUTE REQUESTING INDICATION OF HEARING TIME REQUIREMENTS**

<http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Memorandums/Stream-13/General-M03-Queenstown-Hearing-Time-Request-7-2-17.pdf>

**MINUTE CONCERNING SUBMISSIONS 338 AND 501**

<http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Hearing-Stream-13/General-Hearing-Stream-for-338-and-501-28-2-17.pdf>

We acknowledge that this determination leaves a short amount of time for these submitters to respond to the request from the Panel, and so we extend the time to respond to 4pm on **Friday 10 March 2017**.

Please lodge the information requested to [DP.Hearings@qldc.govt.nz](mailto:DP.Hearings@qldc.govt.nz).


Original Point No	Further Submission No	Submitter	Submission summary
338.2		Middleton Family Trust	Rezone the land on planning map 31 generally located between Lake Johnson and the Shotover River (as shown in Attachment B to the submission and legally described as secs 21, 24, 40, 41, 44, 61 Blk XXI Shotover SD, Sec 93 Blk II Shotover SD, Secs 43- 45, 52-55, 60 Blk II Shotover SD, Pt Sec 47 Blk II Shotover SD, Pt sec 123 & 124 Blk I Shotover SD, and Secs 130-132 Blk I Shotover SD) from Rural to part Low Density Residential and part Rural Residential with provision made to protect escarpment areas. NB Attachment B shall take precedence over the legal descriptions cited above as it is unclear whether all these sites are affected by the rezoning.
338.2	FS1117.45	Remarkables Park Limited	
338.2	FS1270.75	Hansen Family Partnership	
338.2	FS1289.24	Oasis In The Basin Association	
338.2	FS1340.79	Queenstown Airport Corporation	
338.5			Oppose the landscape line and request the landscape line boundary be amended to reflect that approved by Environment Court decision C169/2000.
338.5	FS1097.150	Queenstown Park Limited	
501.17		Woodlot Properties Limited	Opposes the proposed rural zoning of land identified on Planning Map 31 and is within close proximity to other rural living/residential area. Seeks that land identified within the hatched area on the map attached to submission 501 (generally located adjacent to Hansen Road and east of Quail Rise) be zoned as Rural Residential and/or Rural Lifestyle. Requests that Proposed Planning Map 31 is amended to change the zoning of the area identified on the attached map (generally located adjacent to Hansen Road and east of Quail Rise) to Rural Residential and/or Rural Lifestyle.
501.17	FS1112.1	Middleton Family Trust (Arnold Andrew Middletonm Isabella Gladys Middletonm Webb Farry Nominees Ltd & Steward Parker	
501.17	FS1102.17	Bob and Justine Cranfield	Submitter seeks an extension to the Rural Residential zoning (see attached map - including the eastern portions of lots Proposed Lots 9 and 10 of Proposed Lot 1 DP 366504 and other portions of the subject land, being LOT 20 DP 464459 HAVING 3/11 SH IN LOTS 18-19 DP 430336) beyond the existing Ferry Hills Sub-Zone to resolve minor split zonings across lots and to enable additional rural residential development on an area of land which is difficult to farm productively.
501.17	FS1270.97	Hansen Family Partnership	
501.17	FS1289.17	Oasis In The Basin Association	
310.3		Jon Waterston	Submitter seeks an extension to the Rural Residential zoning (see attached

			map - including the eastern portions of lots Proposed Lots 9 and 10 of Proposed Lot 1 DP 366504 and other portions of the subject land, being LOT 20 DP 464459 HAVING 3/11 SH IN LOTS 18-19 DP 430336) beyond the existing Ferry Hills Sub-Zone to resolve minor split zonings across lots and to enable additional rural residential development on an area of land which is difficult to farm productively.
396.2		James Canning Muspratt	Submitter opposes the zoning of part of the submitter's land (legally described as Lot 1 and 2 DP 486552) being that part of the land west and north of the Outstanding Natural Landscape line shown in proposed planning Map 31 and submits it is rezoned to Rural Residential.
467.1		Mr Scott Conway	Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District Plan Map 31 - Lower Shotover. Opposes the proposed Rural Zoning of the subject land identified in the submission. Seeks that land identified on the map attached to the submission be rezoned as Rural Residential. Requests Planning Map 31 be amended to reflect this.
500.1		Mr David Broomfield	Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east (including Lot 1 DP 473899, Lot 3 DP 473899, and Lot 10 473899). Opposes the proposed zoning of the submitters properties (and those adjoining my properties identified in Attachment 1) as Rural zone and Ferry Hill rural Residential Subzone identified on Planning Map 31 – Lower Shotover. Requests that proposed Planning Map 31 – Lower Shotover is amended to change the zoning of the specific area identified within 'Attachment 1: Proposed Rural Residential Zone Location Map' to Rural Residential.
473.2		Mr Richard Hanson	Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District Plan Map 31 - Lower Shotover. Opposes the proposed Rural Zoning of the subject land identified in the submission. Seeks that land identified on the map attached to the submission be rezoned as Rural Residential.
476.2		Keith Hindle & Dayle Wright	Opposes the proposed zoning of the submitters property at Tucker Beach Road, Lower Shotover (Lot 13 DP 351483 and Lot 1 DP 454484) (and those adjoining properties as identified in Attachment 1 of the submission) as Rural and Rural Lifestyle identified on Planning Map 31 – Lower Shotover. Requests that this land be re-zoned to Rural Residential zone with a minimum lot size of 3000m2. Amend proposed Planning Map 31 – Lower Shotover to identify the specific area identified within Attachment 1: Proposed Rural Residential Zone Location Map
751.1		Hansen Family Partnership	Amend the location of the ONL line shown on Planning Maps 31, 31a and 33, to the location shown on the plan contained within Appendix 1 attached to this submission.
751.1	FS1061.18	Otago Foundation Trust Board	

Regards

**Julia Chalmers** | District Plan Administrator | Planning & Development  
Queenstown Lakes District Council



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