

**Appendix B** - A copy of the Appellants' submission;

**FORM 5**  
**SUBMISSION ON PROPOSED DISTRICT PLAN**  
*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Queenstown-Lakes District Council

**Submitter Details:**

Name of submitter:

**Barbara Kipke**

Address for Service:

C\ Vivian + Espie Limited  
P O Box 2514  
Wakatipu Mail Centre  
**QUEENSTOWN**

Contact: Carey Vivian

Phone: 441 4189

Email: [carey@vivianespie.co.nz](mailto:carey@vivianespie.co.nz)

**1. This is a submission on the Proposed Queenstown Lakes District Plan.**

**2. Trade Competition**

The submitter could not gain an advantage in trade competition through this submission.

**3. Omitted**

**4. The submission addresses the following points and provisions within the Proposed District Plan:**

- i) Proposed District Plan Map 13a – Wye Creek
- ii) The Rural Lifestyle Zone Provisions
- iii) Rule 27.5.1
- ii) Rule 27.4.1

This submission specifically relates to my 5.760300ha property which is zoned as Rural in the Proposed District Plan. The property is described as Lot 1 DP 474749 and is shown on the map attached to the submission.

**5. My submission is:**

- i) I oppose the Rural zoning of my property. The Wye Creek area is a rural living area and the zoning of my property should reflect this to ensure ongoing sustainable management.
- ii) I seek that the Rural Zoning from my property is deleted and replaced with Rural Lifestyle Zoning. Rural Lifestyle zoning will enable low scale rural living development to occur on my property to a similar density and form to the existing Wye Creek settlement (i.e. along Vista Terrace to the northwest, and Drift Bay Road to the west). I consider that this land can be developed at the intended scale of Rural Lifestyle activity with no more than impact on the wider landscape through appropriate design measures which will be volunteered at the time of subdivision.

- iii) I seek the average allotment size of the Rural Lifestyle Zone is reduced from 2 hectares to 1.5 hectares for my property. The purpose of this is to facilitate the erection of three rural living dwellings on my property in the future.
- iv) I oppose Rule 27.4.1 which proposes to make default subdivision a discretionary activity. I seek that any subdivision that meets site and zone standards remains a controlled activity consistent with the existing regime under the Operative District Plan. The proposed discretionary activity regime will impose significant uncertainty, cost and time delays on simple subdivision.
- v) I submit that the changes detailed above will ensure sustainable management of my property into the future.


**6. I seek the following decision from the local authority:**

- i) Delete the Rural Zoning from my property.
- ii) Replace the Rural zoning with Rural Lifestyle zoning over my property.
- iii) Adopt the Rural Lifestyle Zone provisions within proposed Chapter 22.
- iv) Amend Rule 27.5.1 by adding a new row under the heading Rural Lifestyle:
 

Rural lifestyle – Wye Creek	One hectare, provide the average lot size is not less than 1.5 hectares.
-----------------------------	--
- v) Amend Rule 27.4.1 so default subdivision that meets site and zone standards remains a controlled activity.

7. I wish to be heard in support of my submission.
  
8. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of submitter  
(or person authorised to sign  
on behalf of submitter)



.....



**LEGEND**



The proposed Rural Lifestyle Zone as sought by Barbara Kipke's submission.

All areas outside of the proposed Rural Lifestyle Zone shown on the plan are zoned Rural General.



REF: 1045 PRJZ P1  
DATE: 25.09.2015  
SCALE: NOT TO SCALE



**Attachment A: Proposed Rural Lifestyle Zone**  
Wye Creek, Queenstown

**vivian+espie**  
Resource Management and Landscape Planning  
Physical Address: Unit 15, 70 Glenda Drive, Inverloch, Queenstown  
Tel: +61 3 411 4119 Fax: +61 3 411 4119 Web: www.vivianespie.co.nz