

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:

Michael Swan

Address for Service:

CV- Vivian + Espie Limited
P O Box 2514
Wakatipu Mail Centre
QUEENSTOWN

Contact: Carey Vivian

Phone: 441 4189

Email: 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:

Planning Map 39 as it relates to objectives, policies, rules and associated with zonings, landscape categorisation and urban boundaries of my land.

5. My submission is:

- (i) I own the titles 29585 and OT17C/968 located at 111 Atley Road, Arthurs Point, Queenstown. Under the Proposed District Plan (Planning Map 39) my properties are zoned partly Low Density Residential Zone and partly Rural Zone. The boundary of these two zones also forms the Urban Growth Boundary and the part of the site in the Rural Zone also has an Outstanding Natural Landscape (ONL) classification.
- (ii) I support that part of our properties that is zoned Low Density Residential and seek no changes to the objectives, policies and rules associated with that zone.
- (iii) I oppose Rural Zoning over that part of our property that extends to the south of the proposed Low Density Residential Zoning. I submit that this land, which is relatively flat, is a logical extension to the proposed (and existing) Low Density Residential Zone, can be adequately serviced and can enhance the housing stock of Queenstown. I submit that the proposed zoning achieves the purpose of the Resource Management Act – the sustainable management of natural and physical resources.
- (iv) I oppose the urban Growth Boundary and Landscape Classification for the same reasons.

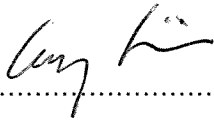
6. I seek the following decision from the local authority:

- (i) Adopt Low Density Residential Zoning over my property (as shown on the attached map).
- (ii) Delete part of the Rural Zoning from our property and extend the Low Density Residential Zoning in its place as shown on the map attached to this submission.
- (iii) Extend the Urban Growth Boundary around the extended Low Density Residential Zone as requested in (ii). By default this then deletes the ONL landscape classification from that part of my property.
- (iv) The balance of our land should remain Rural Zoning.

(vi) Any other consequential amendments required to give effect to this submission.

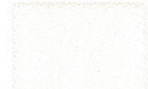
7. **I wish to be heard in support of our submission.**
8. **If others make a similar submission, I will consider presenting a joint case with them at a hearing.**

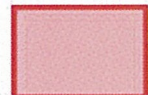
Signature of submitter
(or person authorised to sign
on behalf of submitter)



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LEGEND

 The proposed Low Density Residential Zone within the Arthurs Point area (as publicly notified).

 The proposed extension to the Low Density Residential Zone as sought by submission.

All areas outside of the Low Density Residential Zone shown on the plan are zoned Rural General.



 REF: 1032 - PLDRZ P1
DATE: 02.10.2015
SCALE: NOT TO SCALE

Proposed Low Density Residential Zone
Arthurs Point, Queenstown

vivian+espie
resource management and landscape planning
vivian+espie Limited Resource Management and Landscape Planning
PO Box 2514 Queenstown
Physical Address Unit 15 70 Glenda Drive Frankton Queenstown
Tel +6434414189 Fax +6434414190 Web www.vivianespie.co.nz

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan Topic 13
Queenstown Mapping

MEMORANDUM OF COUNSEL

Gertrude's Saddlery Limited (494)

Dated 09 June 2017

Solicitor:

Rosie Hill
Anderson Lloyd
Level 2, 13 Camp Street, Queenstown 9300
PO Box 201, Queenstown 9348
DX Box ZP95010 Queenstown
p + 64 3 450 0700 | f + 64 3 450 0799
rosie.hill@al.nz

Counsel:

Warwick Goldsmith
Barrister
PO Box 213, Queenstown 9365
m + 64 021 220 8824
warwickgoldsmith@gmail.com

MAY IT PLEASE THE PANEL

- 1 This Memorandum of Counsel is written on behalf of Gertrude's Saddlery Limited (**GSL**) in respect of the Queenstown lakes Proposed District Plan Queenstown Hearing Stream 13.
- 2 GSL is the owner of land located at 111 Atley Road, Arthurs Point (**Site**). The Site is the subject of a comprehensive rezoning proposal submitted to the District Plan Review by Michael Swan.
- 3 In accordance with section 2A of the Resource Management Act 1991 Counsel advises that GSL should from now be recorded as the successor of Submitter 0494 for the purposes of pursuing the full relief as set out in that Submission and more generally in respect of the remainder of the District Plan Review process.

**Rosie Hill****Counsel for Gertrude's Saddlery Limited**