

# FORM 5: SUBMISSION

## DISTRICT PLAN REVIEW

Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



**TO** // Queenstown Lakes District Council



**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: Ballantyne Properties Ltd (BPL)

Phone Numbers: Work:

Home:

Mobile: 027 432 6352

Email Address: satinmgmt@ xtra.co.nz

Postal Address: PO Box 675 Wanaka

Post code:  
9343



**PLAN CHANGE** // To which this submission relates to:

Stage 3 of the Queenstown Lakes Proposed District Plan



**I** **COULD NOT** gain an advantage in trade competition through this submission.

**\*I** **\*\*** directly affected by an effect of the subject matter of the submission:  
(a) adversely affects the environment; and  
(b) does not relate to trade competition or the effects of trade competition.

\* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

\*\* Select one.



**SPECIFIC PROVISIONS** // Of the proposal that my submission relates to are:

The zoning of Lot 1 DP 510626 which is held in CT 783035.

This is a 2ha block which fronts onto Ballantyne Road and is directly opposite the intersection with Gordon Road



## MY SUBMISSION IS

// Include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views.

3056

I support the Southern portion of my land moving from a sub zone of Business under the Three Parks Zone to Business Mixed Use Zone

I wish the zoning of the balance (northern portion) of my land to also be amended to Business Mixed Use Zone.

Attached is a plan in which the land owned by Ballantyne Properties Ltd (BPL) have been circled in red.

The plan illustrates that the area of BPL land which is currently zoned Low Density Residential is surrounded by an Aurora power substation to the west, land with a sub zone of Business to the east and Ballantyne Road on the south (a collector road , the other side of which is predominately Industrial.) This is a completely inappropriate place to have residential zoned land.

The correct zoning for this land would be 'Business' Mixed Use' which would then provide an interface between the Industrial land on the other side of Ballantyne Road and the residential land to the north . The Business Mixed Use subzone provides for light industrial activities, wholesaling showrooms and trade related retail which are less likely to provide a conflict in either noise, activity or amenity with either industrial or residential and as such is the perfect zoning to provide the interface.

Central Government has issued a National Policy Statement - Urban Design Capacity which requires Councils to assess the commercially feasible capacity enabled under their District Plan and states that businesses should be accommodated in appropriate locations without undue constraint.

The 'Business Development Capacity Assessment 2017' commissioned by QLDC concludes that there was sufficient capacity to cater for projected demand but only if developed to its maximum potential - which it concludes is highly unlikely. This same report identifies that approximately 74% of Commercial and Retail vacant business land in the Wanaka Ward is held in one ownership. If that owner chose not to develop the land to its maximum capacity or within the time frames assumed then there would be considerable need for further business zoned capacity.



## I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY

// Give precise details:

The BPL land which at present has subzones of Low Density Residential and Business should be rezoned in its entirety to Business Mixed Use Zoning.

I DO

wish to be heard in support of my submission.

I WILL NOT

consider presenting a joint case with others presenting similar submissions.

## SIGNATURE

Signature (to be signed for or on behalf of submitter) \*\*

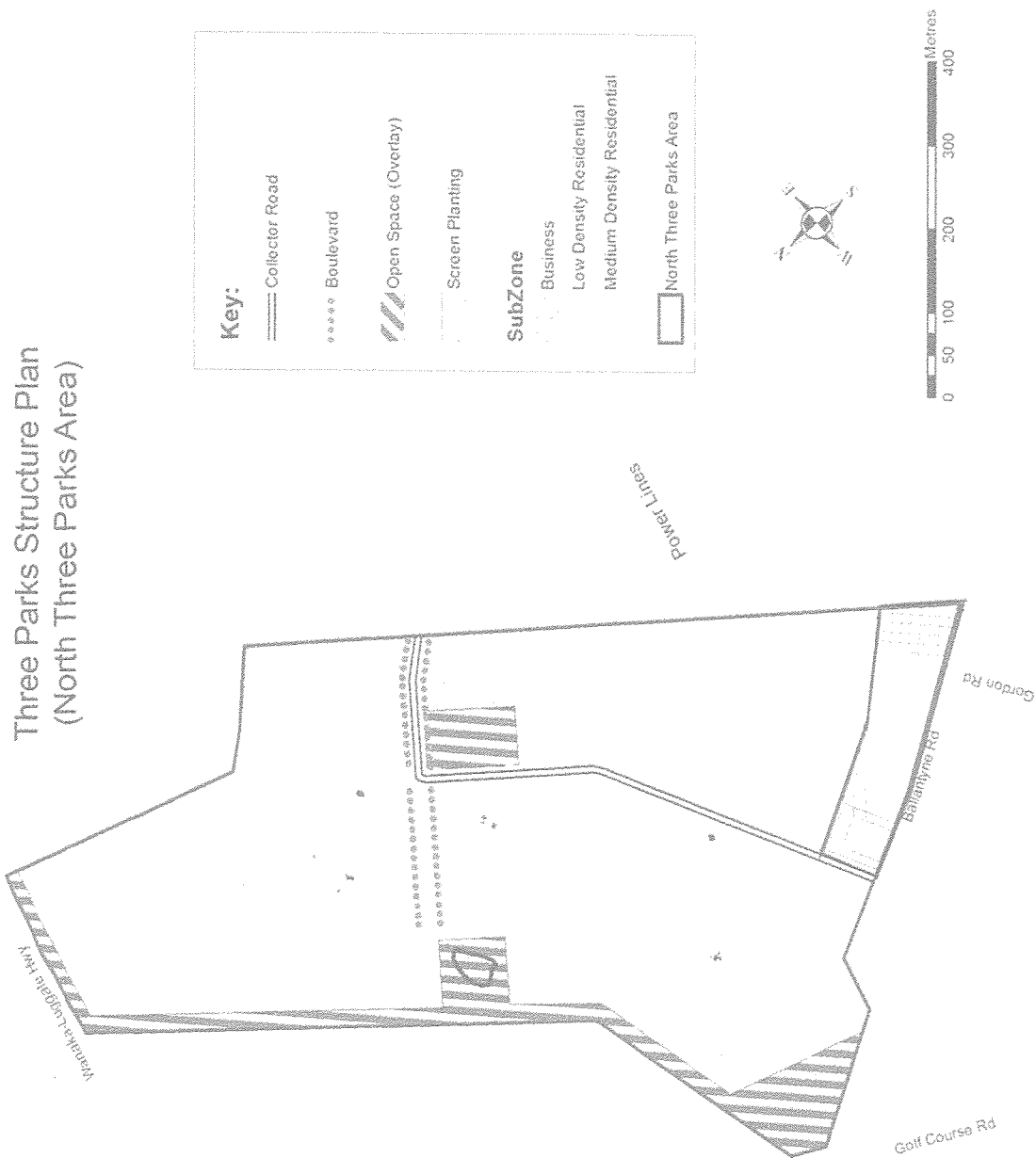
*NR Matzke (DIRECTOR BPL)*

Date *12/11/2019*

\*\* If this form is being completed on-line you may not be able, or required, to sign this form.



## Three Parks Structure Plan (North Three Parks Area)



**Key:**

- Collector Road
- Boulevard
- Open Space (Overlay)
- Screen Planting

**SubZone**

- Business
- Low Density Residential
- Medium Density Residential

North Three Parks Area