

RESOURCE MANAGEMENT ACT 1991: FORM 5
SUBMISSIONS ON THE PROPOSED QUEENSTOWN LAKES DISTRICT COUNCIL
PLAN

Clause 6 of the First Schedule, Resource Management Act 1991 – amended 30th
August 2010.

TO: Mr Mathew Paetz
Planning Policy Manager
Queenstown Lakes District Council
Private Bag 50077
QUEENSTOWN

SUBMITTER:

Remarkable Heights Ltd

We cannot gain an advantage in trade competition through this submission. We are, or could be, directly affected by the subject matter of the submission that:

- (a) adversely affect the environment; and
- (b) do not relate to trade competition or the effects of trade competition.

1.0 Introduction to the submitter

The submitter is the owner of the following:

- Lot 102 DP 411971

The location of the submitter's property is highlighted on the Proposed Planning Map contained in Attachment [A] of this submission.

2.0 OVERALL ISSUES THAT HAVE DETERMINED THE APPROACH IN PREPARING THIS SUBMISSION IN RESPECT TO THE PROPOSED DISTRICT PLAN

2.2 Notwithstanding the above, the submitter opposes the Proposed District Plan for the following reasons;

It does not accord with, or assist the territorial authority to carry out its functions to achieve, the purpose of the Resource Management Act 1991 (the Act);

- i. It does not promote the sustainable management of resources;
- ii. It does not meet section 32 of the Act;
- iii. It does not consistent with Part II of Act;
- iv. It does not represent integrated management or sound resource management practice;
- v. It does not meet the reasonably foreseeable needs of future generations;
- vi. It does not implement the most appropriate standards, rules or methods for achieving the objectives set out in the Proposed District Plan.

3.0 SPECIFIC SUBMISSIONS

Without derogating from the generality of the above, the specific parts of the Proposed District Plan that this submission relates to are:

Submission 1: Rural General Zone

We OPPOSE the Rural General zoning of a land described in section 1.

- 3.1 In reviewing the Rural General Zone the Council has failed to take into account the extent of the residential zone within the land described in section 1.
- 3.2 The Council has failed to consult with landowners as to appropriate zoning for their land.
- 3.3 The Council's exercise in terms of land to be rezoned as part of the District Plan Review is not considered to be comprehensive and has failed to undertake a detailed analysis of zoning requirements and needs.
- 3.4 The land described in section 1 is currently zoned low density residential but limited by the extent of this zone not aligning accurately with existing property boundaries. The existing rural zoning is not currently farmed. By not considering the rezoning of land as part of the District Plan review the Council have missed an opportunity to provide additional low density residential zoned land.
- 3.5 The Council have also failed to assess if the current zoning can meet the objectives of the Rural Zone.
- 3.6 Given the above, the submitter requests that the Rural General Zoning within the land described in section 1 is removed and re-zoned to Low Density Residential.

Submission 2: Urban Growth Boundary

We OPPOSE the Urban Growth Boundary.

- 3.7 The Urban Growth Boundary of the Proposed District Plan does not accurately align with the property boundaries of the land described in section 1. The

submitter requests that the boundary is amended to existing property boundaries of the land described in section 1.

Relief Sought

Submission 1: Rural General Zone

The Rural General Zoning within the land described in section 1 is removed and re-zoned to Low Density Residential

Submission 2: Urban Growth Boundary

The Urban Growth Boundary is amended to existing property boundaries of the land described in section 1.

The submitter wishes to be heard in support of this submission.

If others make a similar submission, the submitter would be prepare to consider presenting a joint case with them at any hearing,

Signature: _____

Date: 22-10-15

Address for service of person making submission:

Clark Fortune McDonald & Associates

PO Box 553

QUEENSTOWN 9348

Attn: Nick Geddes

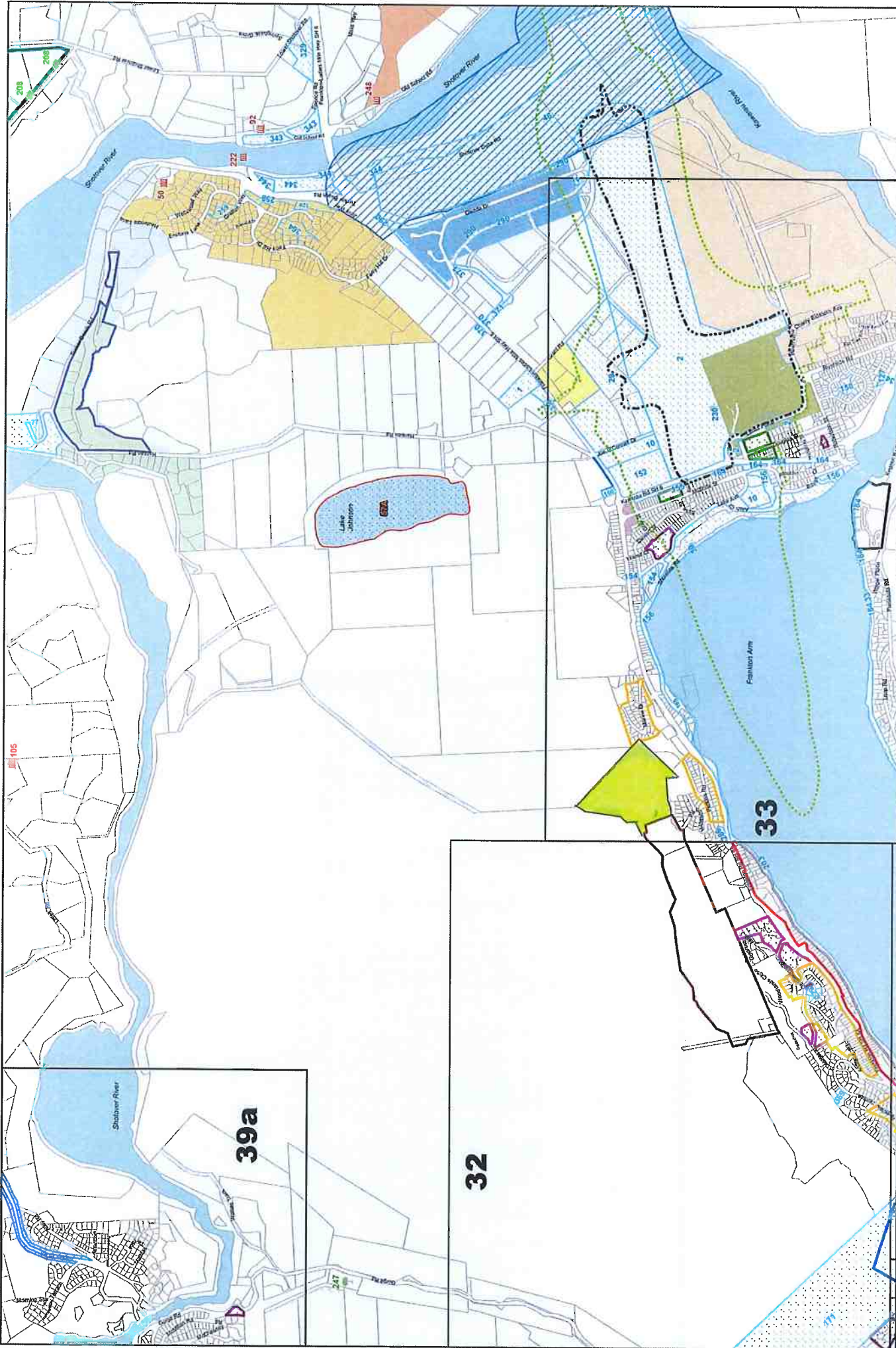
Telephone: 4416071

E-mail: ngeddes@cfma.co.nz

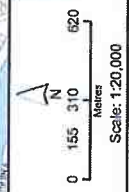
ATTACHMENT [A]

Location of Subject Property:

Operative and Proposed District Planning Maps

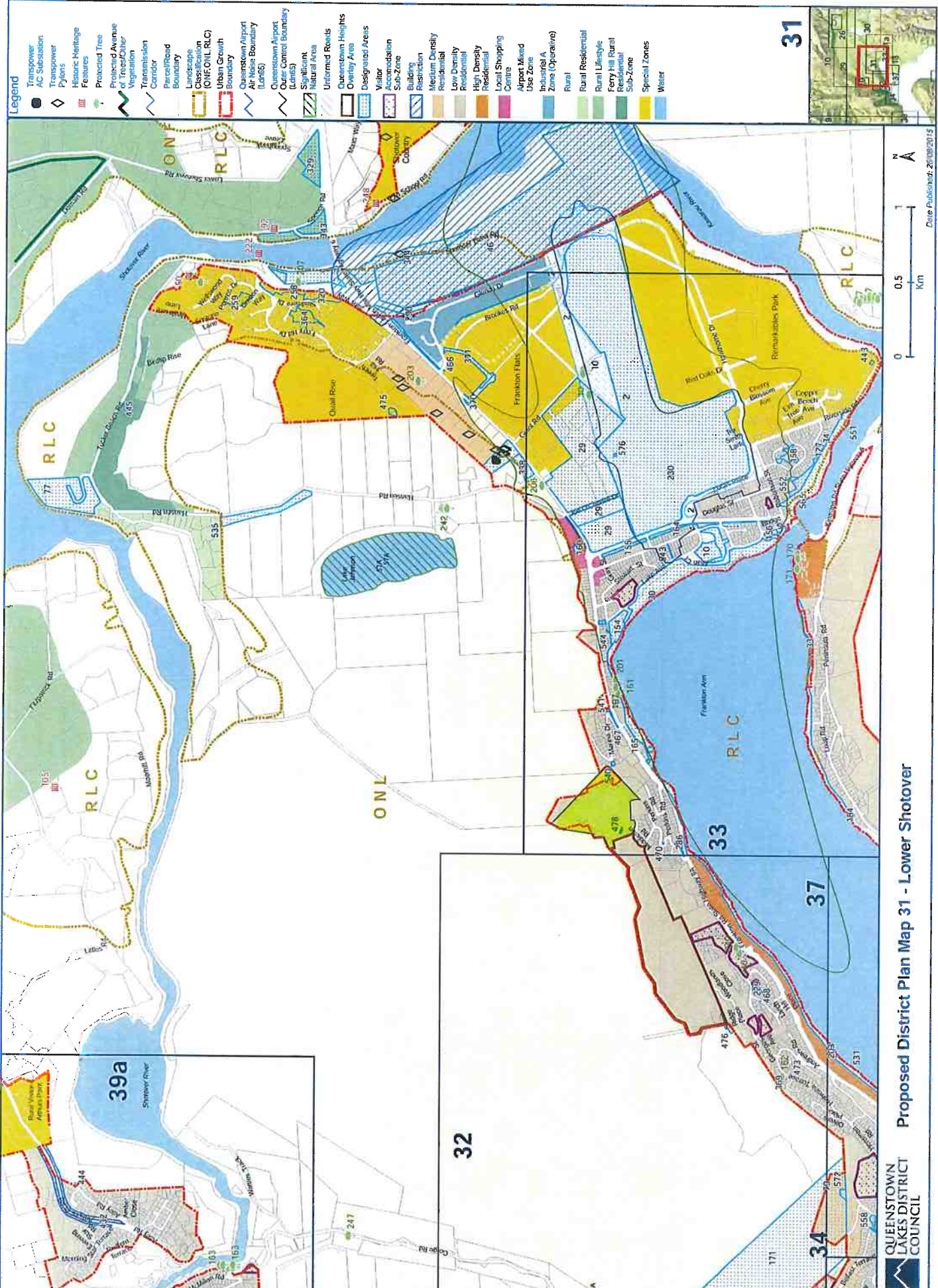


Lower Shotover



Parcel boundaries derived from New Zealand Core Records System Vector Data (Corax) obtained from LINZ under the LINZ Licence Agreement

Maps created by QLC GIS Department
Parcel boundaries derived from New Zealand Core Records System Vector Data (Cora) obtained from LINZ under the LINZ Licence Agreement



Proposed District Plan Map 31 - Lower Shotover



QUEENSTOWN LAKES DISTRICT COUNCIL