

**Submitter (47)** : Pete Bullen, Wanaka

Hearing Date 12 Oct 2016

**Re** : Chapter 11 proposed district plan changes 2016.

**Preamble:**

My original submission was in support of the Large Lot Residential Zone (LLRZ) being a proposed new zone type for QLDC.

The original definition of the zone purpose was “ *The Large Lot Residential Zone provides low density living opportunities within the defined urban growth boundaries. The zone also serves as a buffer between higher density areas and rural areas that are located outside of the urban growth boundaries*” (from proposed district plan August 2015.)

I am still in support of this purpose and believe that it is the best way to utilise our town’s resources and infrastructure, while making best efforts to contain urban sprawl.

**Revised Submission:**

In the chapter 11 S42A report there is further discussion promoted to introduce two variations of the LLRZ namely....

*“9.53 To make it clear as to which properties are permitted to have a density of 4000m<sup>2</sup> and which have a density of 2000m<sup>2</sup>, I recommend that the LLRZ be altered to identify a LLRZ(A) and a LLRZ(B) zone to differentiate the applicable densities. These zones are recommended to be referenced within redrafted Rule 11.5.9 and are identified in the proposed maps in **Appendix 8.**”*

In particular my submission relates to map 22 and those sections that are directly opposite existing low density residential housing on Mount Aspiring Rd. The S42A report states that the majority of Far Horizon is developed and in such a way that it doesn’t lend itself to smaller lots. However, the sections identified in front of Far Horizon close to the top of Bill Way towards town are still either undeveloped or between 4000m<sup>2</sup> to 7000m<sup>2</sup> in size and do lend themselves to smaller lots.

**Recommendation:**

I recommend that the LLRZ land located in the following locations also be included within the exceptions in redrafted Standard 11.5.9 to allow a minimum site size of 2000m<sup>2</sup>:

The land is described as on the south side of Mt Aspiring Rd and in front of the Far Horizon sub division as hashed on the attached plan should be rezoned to reflect a minimum lot size of 2000m<sup>2</sup>.

**Reasons:**

My reasons are aligned with the remarks of the S42A report ie in these locations the 2000m<sup>2</sup> minimum lot size is considered to align with the PRPS\* in promoting a more compact and efficient urban form through urban intensification. Furthermore, this intensification is consistent with the intent of the Wanaka Structure Plan 2007 in allowing a more efficient use of land resources whilst allowing development patterns that are generally consistent with Wanaka's existing character.

The sections identified are directly adjacent and within 20m (across the road) of low density residential zoning contained within Ripponlea and represent an opportunity to further utilise town resources while maintaining a consistent urban form that graduates from Mt Aspiring Rd to the larger blocks contained within the Far Horizon sub division proper.

\* *PRPS Objective 3.8*

*Urban growth is well designed and integrates effectively with adjoining urban and rural environments.*

- Legend**
- Historic Heritage Features
  - Protected Tree
  - Proposed Avenue of Trees/Other Vegetation
  - Parcel/Road Boundary
  - Landscape Classification (ONL, ONL, RLC)
  - Urban Growth Boundary
  - Unimproved Roads
  - Designated Areas
  - Building Restriction
  - Low Density Residential
  - Rural
  - Rural Lifestyle
  - Waters (zoned Rural unless otherwise shown)
  - Large Lot Residential A
  - Large Lot Residential B



area is proposed.  
 addition to hLR2  
 minimum lot size  
 of 2000 m<sup>2</sup>.

