

## Appendix B

A copy of the (relevant part of) the Appellant's Submission 655

# Replacement Submission Received 24 October 2015

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B

## Submission on the Proposed Queenstown Lakes District Plan 2015 (Stage 1)

*Pursuant to Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Queenstown Lakes District Council

**Address:** Sent via email to: [services@qldc.govt.nz](mailto:services@qldc.govt.nz)

**Name of submitter:** Bridesdale Farm Developments Limited

**About the submitter:** Bridesdale Farm Developments Limited is the owner of approximately 30 hectares of land adjoining the eastern side of Lake Hayes Estate ('Site'). The Site is legally described as:

Lot 3 Deposited Plan 392823  
Lot 4 Deposited Plan 447906  
Lot 1 Deposited Plan 26719  
Lot 1 Deposited Plan 21087  
Lot 3 Deposited Plan 337268

The Proposed Plan zones this land a mixture of Low Density Residential, Rural Lifestyle and Rural General. The Proposed Planning Map 30 indicates a proposed Urban Growth Boundary on the proposed Low Density Residential Zone boundary.

The proposed Outstanding Natural Landscape line is indicated on proposed Planning Map 30 traversing the Site, in a west-to-east direction, at approximately the narrowest part of the Site.

**Trade Competition:** The submitter cannot gain an advantage in trade competition through this submission.

**Submission and decisions sought:** The proposed district plan provisions this submission relates to, and the decisions sought, are as set out in the attached table.

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

**Address for Service:** Bridesdale Farm Developments Limited  
C/- John Edmonds + Associates Ltd  
Email: [reception@jea.co.nz](mailto:reception@jea.co.nz)  
Phone: 03 450 0009

**Date:** 23<sup>rd</sup> October 2015

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Submission point	Plan Provision	Relief sought (amended wording sought shown in <u>underline</u> <del>strikeout</del> )	Reasons
1	Planning Map 30	Amend the zoning of the Site to Medium Density Residential	That part of the Site land above the floodplain is ideally suited to be zoned Medium Density Residential.
2	Planning Map 30	Amend the Planning Map to remove Urban Growth Boundaries  Alternatively, <u>reposition</u> the Urban Growth Boundary to include all of the Site.	An Urban Growth Boundary is not necessary and duplicates zone boundaries and landscape lines.  Natural topographical features, servicing and infrastructure constraints provide an appropriate and logical urban growth boundary in this location.
3	Planning Map 30	Amend the Planning Map so that the Outstanding Natural Landscape line is relocated to the south of the Site along the true left bank of the Kawarau River.	The river flats are mostly owned by the Council and gazetted as Recreation Reserve, which enables a range of activities, structures, car-parking areas and lights to be established without consent. The river flats are the logical recreation space for a growing Lake Hayes Estate and Shotover Country community that is likely to have a resident population similar to Wanaka.  The Outstanding Natural Landscape boundary at Lake Hayes Estate is inappropriately located along the elevated river terrace .  In comparison, the Outstanding Natural Landscape boundary adjacent to Shotover Country is located along the edge of the main stem of the Shotover River, a substantial distance from the elevated river terraces.
4	Chapter 4	Delete Paragraph 4.1, Objective 4.2.2, 4.2.3, 4.2.4 and associated policies	- The proposed Urban Development Section is largely <del>contrived</del> around a single method – urban growth boundaries. Urban growth boundaries in a District plan are neither an efficient nor effective method for managing urban growth. The Section 32 report for this section provides insufficient justification required by that section of the Act for a method of this nature. There has been no meaningful assessment or quantification of potential effects on issues such as housing supply, landscape values or energy use. Rather it appears to set out a value based preference for