



## **SUBMISSIONS RECEIVED**

# **Variation to Provisions of the Large Lot Residential and Subdivision & Development Chapters of the Queenstown Lakes Proposed District Plan**

28 January 2021

**Submitter Details**

**First Name:** Kerie Lee    **Last Name:** Uren

**On behalf of:**

**Preferred method of contact**

**Postal Address:** 951 Aubrey Road

**Suburb:** Albert Town

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** kerieu@kinect.co.nz

**Daytime Phone:** 027 408 3385

**Mobile:** 027 216 9865

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to speak at the hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Attached Documents

File
scan



# FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991

**TO //** Queenstown Lakes District Council

Name of submitter [full name] Kerie Lee Uren

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):

**NAME OF //** Proposed or existing policy statement or plan and (where applicable) change or variation

[Empty box for name of proposal]

I  could /  could not\*\*

gain an advantage in trade competition through this submission.

\*I  am /  am not\*\*

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:

[give details]  
[Empty box for specific provisions]

**MY SUBMISSION**

[include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]

I support the variation to amend rules in the Large Lot Residential Zone. So that sites that are 2000m<sup>2</sup> should not be processed as non-QLDC complying.

**30 OCT 2020**  
**QUEENSTOWN**

\*If your submission relates to a proposed policy statement or plan prepared or changed using the collaborative planning process, you must indicate the following:

- > whether you consider that the proposed plan or policy statement or change fails to give effect to a consensus position and therefore how it should be modified; or
- > in the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan or policy statement should be modified.

\* This paragraph may be deleted if the proposal is not subject to a collaborative planning process.



I SEEK THE FOLLOWING DECISION // From the local authority

[give precise details]

\*I  wish /  do not wish\*\* to be heard in support of my submission.

I  will /  will not\*\* consider presenting a joint case with others presenting similar submissions.

\* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.
\*\* Select one.



SIGNATURE

\*\*Signature [or person authorised to sign on behalf of submitter] Kereie Uren

Date 26 October 2020

\*\* A signature is not required if you make your submission by electronic means.



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

Electronic address for service of submitter [email] Kereie@kinect.co.nz

Telephone [work] 027 408 3385 [home] 027 216 9865 [mobile]

Postal Address [for alternative method of service under section 352 of the Act] 951 Aubrey Rd, Wanaka Post code 9305

Contact person [name and designation, if applicable] Kereie Uren



NOTE // To person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious;
> it discloses no reasonable or relevant case;
> it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
> it contains offensive language;
> it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

OLDC
30 OCT 2020
QUEENSTOWN



### Submitter Details

**First Name:** Sarah **Last Name:** Verbiest

**On behalf of:**

**Preferred method of contact** Email

**Postal Address:** 17 The Terraces

**Suburb:** Wanaka

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** verbiest@xtra.co.nz

**Daytime Phone:** 027 2316850

**Mobile:** 027 2316850

I could not Gain an advantage in trade competition through this submission

I am directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
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#### Would you like to speak at the hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Variation to Chapter 27

- Support
- Oppose
- Neutral

#### My submission is:

I am opposed to the proposed amendments to allow Lots to be subdivided to less than 2000 square metres in Large Lot Residential Zones of Wanaka. It is not appropriate to allow rights of way to be considered part of the net area calculation when subdividing 4000 square metre Lots in the already established neighbourhoods of Wanaka for the following reasons:

andnbsp;

1. Housing development around Wanaka is not subject the same geographical constraints as Queenstown. There are a large number of new and proposed subdivisions being created around Wanaka, Albert Town and Hawea, opening up a steady supply of new building sites. There is therefore no need to further subdivide and allow infill housing within the Large Lot Residential Zones - areas where the original design of services, provision for sun and views, visual coherence, (including the appearance from the lake and lakeside), was undertaken on the basis of one house per 4000sqm.

andnbsp;

2. It is only two years since QLDC introduced new rules to allow developers to halve the minimum Lot size of 4000sqm in neighbourhoods that were formerly zoned Rural Residential (renamed Large Lot Residential). The revision reduced the minimum size to 2000sqm. While this size reduction may have seemed acceptable in newly developed neighbourhoods, it was not necessary in established neighbourhoods, close to, and visible from the lake and lakeside tracks, and contrary to the desire of earlier planning principles to minimise the impact of dwellings on the landscape for all to enjoy. In addition, Residents of such lots had built their homes and landscaping some years ago, in accordance with services then available, and in accordance with the rules applicable to Rural Residential subdivisions at the time (only one dwelling per 4000sqm).andnbsp;andnbsp;Many of us were unaware of the change that was approved two years ago and would have opposed this had we been notified at the time. The potential negative effects of the amendment, which in essence allows further downsizing to 1500sqm, less than 50% of the current layouts of these 4000sqmandnbsp;andnbsp;sites, would be an inconsistent visual layout with infill housing crammed onto the back and front of established Lots and, in the case of our street for example, excessive numbers of new homes having to share current privately owned rights of way, some of which are steep and narrow with no space for pedestrian or cycle access.andnbsp;andnbsp;In addition, existing infrastructure services which are already stretched, could not cope. QLDC normally requires new housing developments to adhere to strict design principles, thus ensuring adequate amenities and visually cohesive communities. Allowing infill housing within established large Lot Residential neighbourhoods will compromise these principles. We should be wary of making the same mistakes as Auckland.

andnbsp;

3. By agreeing to allow minimum Lot sizes to be as little as 1500 square metres, QLDC would be taking a big step closer to completely doing away Large Lot Residential zoning, there being little difference in size between this zone and the next size down called Low Density Residential. There is, and will continue to be, significant demand for Large Lot Residential neighbourhoods, that allows space for larger single storey homes with gardens that have enough space for growing vegetables, fruit and native trees that attract birdlife and bees. Like our neighbours, we were attracted to our street, previously labelled Rural Residential before the last change, 3.5 Kms from the town centre because we wished to live in a quiet neighbourhood where the birds are louder than people or traffic. If and when we need something smaller, we have the option of moving into a higher density zone.andnbsp;

**I seek the following:**

Within the existing established neighbourhoods of Wanaka's Large Lot Residential Zones, QLDC should not allow Lots to be any smaller than the current minimum net area of 2000sqm.andnbsp;andnbsp;The last change down to this size was undertaken without adequate notification of the change that occurred as a result of the last scheme amendment.andnbsp;andnbsp;Rights of way shouldandnbsp;notandnbsp;be included in this calculation. Lessening the lot size even further will just exacerbate an unfortunate planning error undertaken against earlier expressed principles

Attached Documents

File
No records to display.

## Kat Robertson

---

**From:** Mark & Sally <verbiest@xtra.co.nz>  
**Sent:** Friday, 13 November 2020 12:47 PM  
**To:** pdpsubmissions  
**Subject:** Re: QLDC PDP Variation to Large Lot Residential and Subdivision & Developments Chapter Submission Received

Hi Kat,

This is a problem because 'andnbsp' has obscured important words at the end of both submissions so that it looks as if I'm recommending the opposite! below is a copy of my original word document so you can see the obscured words.

Regards,

Sarah Verbiest.

My Submission is in regard to the following proposed amendments:

- Subdivision and Development Chapter 27 rule 27.6.1 and
- Chapter 11 Large Lot Residential Zone rule 11.5.9.

I am opposed to the proposed amendments to allow Lots to be subdivided to less than 2000 square metres in Large Lot Residential Zones of Wanaka. It is not appropriate to allow rights of way to be considered part of the net area calculation when subdividing 4000 square metre Lots in the already established neighbourhoods of Wanaka for the following reasons:

1. Housing development around Wanaka is not subject the same geographical constraints as Queenstown. There are a large number of new and proposed subdivisions being created around Wanaka, Albert Town and Hawea, opening up a steady supply of new building sites. There is therefore no need to further subdivide and allow infill housing within the Large Lot Residential Zones - areas where the original design of services, provision for sun and views, visual coherence, (including the appearance from the lake and lakeside), was undertaken on the basis of one house per 4000sqm.

2. It is only two years since QLDC introduced new rules to allow developers to halve the minimum Lot size of 4000sqm in neighbourhoods that were formerly zoned Rural Residential (renamed Large Lot Residential). The revision reduced the minimum size to 2000sqm. While this size reduction may have seemed acceptable in newly developed neighbourhoods, it was not necessary in established neighbourhoods, close to, and visible from the lake and lakeside tracks, and contrary to the desire of earlier planning principles to minimise the impact of dwellings on the landscape for all to enjoy. In addition, Residents of such lots had built their homes & landscaping some years ago, in accordance with services then available, and in accordance with the rules applicable to Rural Residential subdivisions at the time (only one dwelling per 4000sqm). Many of us were unaware of the change that was approved two years ago and would have opposed this had we been notified at the time. The potential negative effects of the amendment, which in essence allows further downsizing to 1500sqm, less than 50% of the current layouts of these 4000sqm sites, would be an inconsistent visual layout with infill housing crammed onto the back



and front of established Lots and, in the case of our street for example, excessive numbers of new homes having to share current privately owned rights of way, some of which are steep and narrow with no space for pedestrian or cycle access. In addition, existing infrastructure services which are already stretched, could not cope. QLDC normally requires new housing developments to adhere to strict design principles, thus ensuring adequate amenities and visually cohesive communities. Allowing infill housing within established large Lot Residential neighbourhoods will compromise these principles. We should be wary of making the same mistakes as Auckland.

3. By agreeing to allow minimum Lot sizes to be as little as 1500 square metres, QLDC would be taking a big step closer to completely doing away Large Lot Residential zoning, there being little difference in size between this zone and the next size down called Low Density Residential. There is, and will continue to be, significant demand for Large Lot Residential neighbourhoods, that allows space for larger single storey homes with gardens that have enough space for growing vegetables, fruit and native trees that attract birdlife and bees. Like our neighbours, we were attracted to our street, previously labelled Rural Residential before the last change, 3.5 Kms from the town centre because we wished to live in a quiet neighbourhood where the birds are louder than people or traffic. If and when we need something smaller, we have the option of moving into a higher density zone.

I seek the following:

Within the existing established neighbourhoods of Wanaka's Large Lot Residential Zones, QLDC should not allow Lots to be any smaller than the current minimum net area of 2000sqm. The last change down to this size was undertaken without adequate notification of the change that occurred as a result of the last scheme amendment. Rights of way should not be included in this calculation. Lessening the lot size even further will just exacerbate an unfortunate planning error undertaken against earlier expressed principles.

> On 13/11/2020, at 12:26 PM, pdpsubmissions <pdpsubmission@qldc.govt.nz> wrote:

>

> Good afternoon Sarah,

>

> Thank you for your submissions and for getting in touch. I can confirm I can see the 'andnbsp' in your submission, number 3. However, I do not foresee this being an issue going forward. I am unsure why this has occurred and will touch base with our Tech Team.

>

> Both your submissions have been accepted and I will be in touch if there are any issues going forward. We can easily amended the submission with a PDF copy if required.

>

> Kind regards,

> Kat

>

> Katherine Robertson | District Plan Administrator | Planning and  
> Development Queenstown Lakes District Council <image001.jpg> P Please

> consider the environment before printing this e-mail -----Original

> Message-----

> From: Mark & Sally <verbiest@xtra.co.nz>

> Sent: Friday, 13 November 2020 12:16 PM

> To: pdpsubmissions <pdpsubmission@qldc.govt.nz>

> Subject: Re: QLDC PDP Variation to Large Lot Residential and

> Subdivision & Developments Chapter Submission Received



>  
> Hi,  
>  
> After my submission was uploaded to your website theres an unreadable section in the last paragraph - as if  
> someone has typed over some of my words!  
>  
> Sarah Verbiest.  
>  
>> On 13/11/2020, at 12:08 PM, <pdpsubmissions@qldc.govt.nz> <pdpsubmissions@qldc.govt.nz> wrote:  
>>  
>> <OLS\_VYG2NO7C3LOO7H2Q5Y.pdf>  
>  
> <3 - Sarah Verbiest.pdf><4 - Sarah Verbiest.pdf>

### Submitter Details

**First Name:** Sarah **Last Name:** Verbiest

**On behalf of:**

**Preferred method of contact** Email

**Postal Address:** 17 The Terraces

**Suburb:** Wanaka

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** verbiest@xtra.co.nz

**Daytime Phone:** 027 2316850

**Mobile:** 027 2316850

I could not Gain an advantage in trade competition through this submission

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#### Would you like to speak at the hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Variation to Chapter 11

- Support
- Oppose
- Neutral

#### My submission is:

This amendment relates to the amendment Chapter 27 rule 27.6.1 on which I have already submitted detailed reasons for my objection to allowing net area requirement to be reduced to 1500 Square Metres. For the same reasons, I also object to the amendment 11.5.9.1. Please cross reference this submission to that which I've submitted objecting to Chapter 27 rule 27.6.1. Rights of way should not be allowable as part of the net area calculation for established neighbourhoods of Wanaka's Large Lot Residential Zones (previously called Rural Residential) 2000 square metres should remain the minimum net area.

#### I seek the following:

Within the existing established neighbourhoods of Wanaka's Large Lot Residential Zones, QLDC should not allow Lots to be any smaller than the current minimum net area of 2000sqm. The last change down to this size was undertaken without adequate notification of the change that occurred as a result of the last scheme amendment. Rights of way should **not** be included in this calculation. Lessening the lot size even further will just exacerbate an unfortunate planning error undertaken against earlier expressed principles.

### Attached Documents

File
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No records to display.



### Submitter Details

**First Name:** Nick **Last Name:** Page

**On behalf of:**

**Preferred method of contact** Email

**Postal Address:** PO Box 65236

**Suburb:** Mairangi Bay

**City:** Auckland

**Country:** New Zealand

**PostCode:** 0754

**eMail:** pages4@xtra.co.nz

**Daytime Phone:**

**Mobile:** 021 908 596

I could not Gain an advantage in trade competition through this submission

I am directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

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### Would you like to speak at the hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

### Consultation Document Submissions

Variation to Chapter 27

- Support
- Oppose
- Neutral

**My submission is:**

I am STRONGLY OPPOSED to the proposed change to rule 27.6.1.

The Large Lot Residential zoning A allowed development of homes in a large lot residential environment, with the subdivisions carefully planned and designed to ensure that they provided a well landscaped environment with generous separation of homes, located to maximise the privacy and non urban outlook of each lot. The zoning seeks to provide for significant landscaping and open space. The services provided during these subdivisions were no doubt planned only for this low density development at the time they were developed.

The recent change from 4000m2 minimum to a 2000m2 minimum lot size was introduced late in the last proposed district

plan amendment process and was not well advertised or publicised to affected parties at the time. This resulted in the change being introduced with minimum scrutiny by existing landowners in these areas and has already locked in the potential for a loss of amenity for those owners.

Where lots have already been developed the existing development of houses on the 4000m<sup>2</sup> lots has generally been planned to make the most of the 4000m<sup>2</sup> lot size. In many cases, such as the Ridgecrest subdivision where we live, the title requirements included specified building platforms to ensure this was achieved and provided a degree of certainty for adjacent lot owners. I believe that this has in general been very successful in providing high quality, well planned developments in this area. However I believe that the quality of this environment and others like it is being placed in severe jeopardy by this proposal.

In the proposal document, section 2.3, the planner states that the purpose of the variation is to amend Rule 27.6.1 and Policy 11.2.1.2 so as to better achieve Objective 11.2.1 of Chapter 11, being A high quality of residential amenity values are maintained within the Large Lot Residential Zone. As far as I can see this statement is completely non-sensical. The proposed change will do exactly the opposite. It will allow residential amenity value to be significantly degraded, not better achieved at all. Similarly in clause 6.4 the planner states that this change will make 'positive contribution to the existing urban environment'. The statement is simply wrong and is again erroneously repeated in clause 10.2.1

As noted in the summary sent to us, the change to a minimum net lot size of 2000m<sup>2</sup> for the zoning was made in the most recent scheme update. As also noted much of the land with this zoning has well established houses.

I believe that the placement of many of the existing houses within the zoning results in the 2000m<sup>2</sup> net requirement remaining just adequate to ensure the low density development character and amenity for residents is maintained and ensure that future inappropriate subdivision of lots is not permitted to take place. However allowing a reduction of net lot size to 1500m<sup>2</sup> would change this situation. It would significantly increase the ability of existing lots to be subdivided with existing houses in place in a manner that would lead to inappropriate development in the zoning and serious loss of the very residential character, cohesion and amenity value and that the zoning was established to create and is being maintained to achieve.

Contrary to the assumption of an oversight made in clause 3.6 of the planners report, the very fact that the net area requirement in the latest scheme exists is a constraint against poorly planned subdivision of existing developed lots and the consequent reduction in amenity value of whole subdivisions. It certainly does not mean that every existing lot in the zoning is suitable for subdivision with its existing development in place. The last thing that should be allowed is to have additional houses 'squeezed in' around existing houses, severely detracting from the quality of environment and the existing amenity value.

Clause 11.2.1.2 of the plan specifically sets the objective to 'maintain and enhance residential character and high amenity values' in the zone. The proposed change to 27.6.1 is completely contrary to this objective. The fact that applicants who wish to contravene the rules have to make specific application, as outlined in clause 3.8, is not 'perpetuating frustration and uncertainty in the community'. On the contrary one hopes that it is ensuring only quality subdivision proposals are approved so that the objective of the plan, maintaining a high quality residential amenity, is being rigorously enforced by council on behalf of the community.

The current situation, where any subdivision sought with a net lot size of less than 2000m<sup>2</sup> is a non-complying activity, hopefully ensures that any non-complying application is rigorously examined and only allowed to progress where it can be clearly demonstrated by the applicant that the resulting development will create lots and developments which are appropriate to the nature and aims of the zone.

The wording of the recommendation sent out by QLDC for comment seems to imply that current the requirements are proving an inconvenience to be got rid of. In fact I believe that they are an absolutely vital protection for the existing property owners in the zoning, and non-compliance should only be permitted where it can be clearly demonstrated by the applicant that any smaller lot proposed can be created in a manner that fully maintains the quality of the area and is not to the detriment of other existing owners.

Reduction of the minimum net requirement would definitely not offer this same degree of oversight and control. While in some cases it is apparently the requirement for joint access that is being used to try and justify a smaller net lot size as of right, there would be absolutely no guarantee that it would be used only where ROW issues arise. Rather it would simply embed an allowance for smaller 1500m<sup>2</sup> lots, significantly detracting from the objectives of the zoning and the quality of the areas.

The fact that some applicant seeking subdivisions find the existing requirements onerous is not an indication that the current zoning rules are wrong or should be changed, it is more likely an indication that the applicant lots are inappropriate for further subdivision given the way they have been developed previously. This is absolutely not a justification to change the zoning rules, on the contrary this is a reason to rigorously enforce the rules and ensure that inappropriate subdivision of existing lots is not permitted, either by right or indeed allowed as non-complying activities. Such application should not be facilitated by a change to the rules, they should be rejected as non-compliant and inappropriate.

I have no problem with good quality subdivision but this proposed change to rule 27.6.1 will not facilitate that and should not be proceeded with. I confirm that we are STRONGLY OPPOSED to the proposed change to rule 27.6.1.

**I seek the following:**

That the proposed change not proceed.

---

Variation to Chapter 11

- Support
- Oppose
- Neutral

**My submission is:**

I OPPOSE any change to rule 11.5.9.

For the reasons given in my submission on clause 27.6.1 I believe that the rule should remain that every site in the Large Lot Residential Zone should only permit one residential unit per site and every site shall have net site area of at least 2000m<sup>2</sup>.

**I seek the following:**

That the proposed change not proceed.

---

Attached Documents

File
No records to display.

**Submitter Details**

**First Name:** Andrew John    **Last Name:** Anderson

**On behalf of:**

**Preferred method of contact**

**Postal Address:** 90 Passmore Crescent

**Suburb:** Maori Hill

**City:** Dunedin

**Country:** New Zealand

**PostCode:** 9010

**eMail:** john.anderson@gallawaycookallan.co.nz

**Daytime Phone:** 03 477 7312

**Mobile:** 021 467 573

I could not  
Gain an advantage in trade competition through this submission  
I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
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**Would you like to speak at the hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Attached Documents

File
AJA-049670-66-37-1 Form 5 Submission





# FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991

**TO //** Queenstown Lakes District Council

Name of submitter [full name] *Andrew John Anderson*

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):

**NAME OF //** Proposed or existing policy statement or plan and (where applicable) change or variation

*Large Lot Residential (chapter 11) A zone*

I  could /  could not\*\* gain an advantage in trade competition through this submission.

\*I  am /  am not\*\* 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:

[give details] *Rule 27.6.1, Rule 11.5.9 Large Lot Policy 11.2.1.2*

**MY SUBMISSION**

[Include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]  
*I am in favour of this change. In Nareka the expansion of 3 Parks makes the Large Lot Residential Zone an anomaly as it is surrounded by residential 1 land and high density residential zones.*

\*If your submission relates to a proposed policy statement or plan prepared or changed using the collaborative planning process, you must indicate the following:  
> whether you consider that the proposed plan or policy statement or change fails to give effect to a consensus position and therefore how it should be modified; or  
> in the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan or policy statement should be modified.  
\* This paragraph may be deleted if the proposal is not subject to a collaborative planning process.



I SEEK THE FOLLOWING DECISION // From the local authority

[give precise details]

Adopt the Rule Changes

\*I  wish /  do not wish\*\*

to be heard in support of my submission.

I  will /  will not\*\*

consider presenting a joint case with others presenting similar submissions.

\* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.
\*\* Select one.



SIGNATURE

\*\*Signature [or person authorised to sign on behalf of submitter]

[Handwritten signature]

Date

16 / 11 / 2020

\*\* A signature is not required if you make your submission by electronic means.



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

Electronic address for service of submitter [email] john.anderson@gcalegal.co.nz

Telephone [work] 03 4777312 [home] [mobile] 021 467573

Postal Address [or alternative method of service under section 352 of the Act] 90 Passmore Crescent Maori Hill Dunedin

Post code 9010

Contact person [name and designation, if applicable]



NOTE // To person making submission

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- > it is frivolous or vexatious;
> it discloses no reasonable or relevant case;
> it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
> it contains offensive language;
> it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



**Submitter Details**

**First Name:** Phil **Last Name:** Wilkins

**On behalf of:**

**Preferred method of contact**

**Postal Address:** 19 Ridgecrest

**Suburb:**

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** phil@wilkins.co.nz

**Daytime Phone:**

**Mobile:**

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

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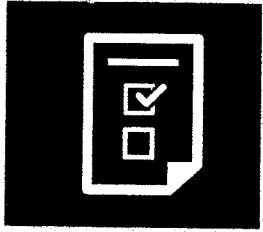
**Would you like to speak at the hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

**Attached Documents**

File
Phil Wilkins Submission



# FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991



**TO //** Queenstown Lakes District Council

Name of submitter [full name] **Phil Wilkins**

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):



**NAME OF //** Proposed or existing policy statement or plan and (where applicable) change or variation

[Empty text box for name of proposal]

I  could /  could not\*\*

gain an advantage in trade competition through this submission.

\*1  am /  am not\*\*

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:

[give details] **Proposed variation to QLDC District Plan Chapter 11 Large Lot Residential A Zone and Chapter 27 Subdivision and Development**



## MY SUBMISSION

[include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]  
I record I am **STRONGLY OPPOSED** to the proposed change to rule 27.6.1. and 11.5.9.  
As attach is my signed/dated submission.

\*If your submission relates to a proposed policy statement or plan prepared or changed using the collaborative planning process, you must indicate the following:  
> whether you consider that the proposed plan or policy statement or change fails to give effect to a consensus position and therefore how it should be modified; or  
> in the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan or policy statement should be modified.  
\* This paragraph may be deleted if the proposal is not subject to a collaborative planning process.

I SEEK THE FOLLOWING DECISION // From the local authority

[give precise details]

\*I  wish /  do not wish\*\*

to be heard in support of my submission.

I  will /  will not\*\*

consider presenting a joint case with others presenting similar submissions.

\* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.
\*\* Select one.

SIGNATURE

\*\*Signature

[or person authorised to sign on behalf of submitter]

[Handwritten signature]

Date 19th NOV 2020

\*\* A signature is not required if you make your submission by electronic means.

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

Electronic address for service of submitter [email] phil@wilkins.co.nz

Telephone [work]

[home]

[mobile] 021 341 929

Postal Address

[or alternative method of service under section 352 of the Act]

Post code

Contact person [name and designation, if applicable] Phil Wilkins, Trustee 19 Ridgecrest.

NOTE // To person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious;
> it discloses no reasonable or relevant case;
> it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
> it contains offensive language;
> it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 03 441 0499
E: services@qldc.govt.nz
www.qldc.govt.nz



**From:** Phil Wilkins  
**Sent:** Thursday, 19 November 2020 12:28 PM  
**To:** 'pdpsubmissions@qldc.govt.nz' <pdpsubmissions@qldc.govt.nz>  
**Subject:** FW: QLDC - Proposed Rule Change 27.6.1

I record I am STRONGLY OPPOSED to the proposed change to rule 27.6.1.

The Large Lot Residential Zoning A allowed development of homes in a large lot residential environment, with Ridgecrest an example of what a well-planned and carefully designed 4000m<sup>2</sup> lot sub division can achieve in an open landscape where homes have been spaced within designated viewing corridors that have in turn enabled all homes to have privacy and not be encroaching on each other. The proposed zoning seeks to provide landscaping and open space changes and would seem premised somewhat by a wish of Council to increase density with a limit of opportunity for parties within existing sub divisions to have their neighbourhood zoning rights maintained.

The recent change from 4000m<sup>2</sup> minimum to a 2000m<sup>2</sup> minimum lot size was introduced late in the last proposed district plan amendment process and was not well advertised or publicised to affected parties at the time and is understood to have come about because of simplistic stance within Council,.... "in allowing lots of 4000m<sup>2</sup> to be subdivided to 2000m<sup>2</sup> in the Northlake location, and promoted that way by the developer as a sales opportunity, it is understood planners in Council promoted why not allow existing 4000m<sup>2</sup> lots in the wider established areas of Wanaka to be subdividable in same manner".

It needs to be appreciated mail outs and public notices may be viewed by Council as adequate public notice of proposed zoning changes, the fact remains, often public understanding of implications from proposed zone changes are not fully understood or appreciated till post of adoption, often only subsequently does wider awareness, public scrutiny and frustration of Council action surface.

Where existing 4000m<sup>2</sup> lots have been built on, homes have generally been planned to make the most of the 4000m<sup>2</sup> lot size. In many cases, such as in the Ridgecrest subdivision where I live, the title requirements included a developers covenant that specified building platform (applicable for 20 years) to ensure the goals of the consented subdivision were achieved and provided confidence of certainty of home placement within the subdivision. I believe the approach has significantly contributed to the success of the subdivision in providing high quality, well planned development. The quality of the Ridgecrest environment and other existing developments are being placed in severe jeopardy by the proposed rule change.

In the proposal document, section 2.3, the planner states that the purpose of the variation is to amend Rule 27.6.1 and Policy 11.2.1.2 so as to better achieve Objective 11.2.1 of Chapter 11, being A high quality of residential amenity values are maintained within the Large Lot Residential Zone. As far as I can see this statement is completely non sensical. The proposed change will do exactly the opposite. It will allow residential amenity value to be significantly degraded, not better achieved at all. Similarly in clause 6.4 the planner states that this change will make "positive contribution to the existing urban environment". The statement is simply wrong and is again erroneously repeated in clause 10.2.1

As noted in the summary document, the change to a minimum lot size of 2000m<sup>2</sup> for the zoning was made in the most recent scheme update. Large areas of land within this zoning has well established houses and no doubt infra structure set up for low density development.

Where existing 4000m<sup>2</sup> lots have been built on, homes have generally been planned to make the most of the 4000m<sup>2</sup> lot size. In many cases, such as in the Ridgecrest subdivision where I live, the title requirements included a developers covenant that specified building platform (applicable for 20 years) to ensure the goals of the consented subdivision were achieved and provided confidence of certainty of home placement within the subdivision. I believe the approach has significantly contributed to the success of the subdivision in providing high quality, well planned development. The quality of the Ridgecrest environment and other existing developments are being placed in severe jeopardy by the proposed rule change.

In the proposal document, section 2.3, the planner states that the purpose of the variation is to amend Rule 27.6.1 and Policy 11.2.1.2 so as to better achieve Objective 11.2.1 of Chapter 11, being A high quality of residential amenity values are maintained within the Large Lot Residential Zone. As far as I can see this statement is completely non sensical. The proposed change will do exactly the opposite. It will allow residential amenity value to be significantly degraded, not better achieved at all. Similarly in clause 6.4 the planner states that this change will make "positive contribution to the existing urban environment". The statement is simply wrong and is again erroneously repeated in clause 10.2.1

As noted in the summary document, the change to a minimum lot size of 2000m<sup>2</sup> for the zoning was made in the most recent scheme update. Large areas of land within this zoning has well established houses and no doubt infra structure set up for low density development.

In many established locations, including Ridgecrest, 2000m<sup>2</sup> is just enough to maintain low density development character and amenity for existing residents. Allowing a reduction of net lot size to 1500m<sup>2</sup> would change this situation and in some locations significantly increasing the ability of existing lots to be subdivided with existing houses, but in a manner that could well lead to inappropriate development in the zone and serious loss of residential character, cohesion and amenity value. It would without doubt potentially at the very least contribute to the argument, if not now, in the future, if 1500m<sup>2</sup> is acceptable, why not 1000m<sup>2</sup>.

Contrary to the assumption of an oversight made in clause 3.6 of the planners report, the very fact that the net area requirement in the latest scheme exists is a constraint against poorly planned subdivision of existing developed lots and the consequent reduction in amenity value of whole subdivisions. It certainly does not mean that every existing lot in the zoning is suitable for subdivision with its existing development in place. The last thing that should be allowed is to have additional houses "squeezed in" around existing houses, severely detracting from the quality of environment and the existing amenity value.

Clause 11.2.1.2 of the plan specifically sets the objective to "maintain and enhance residential character and high amenity values" in the zone. The proposed change to 27.6.1 is completely contrary to this objective. The fact that applicants who wish to contravene the rules have to make specific application, as outlined in clause 3.8, is not "perpetuating frustration and uncertainty in the community". On the contrary one hopes that it is ensuring only quality subdivision proposals are approved so that the objective of the plan, maintaining a high quality residential amenity, is being rigorously enforced by council on behalf of the community.

The current situation, where any subdivision sought with a net lot size of less than 2000m<sup>2</sup> is a non-complying activity, hopefully ensures that any non-complying application is rigorously examined and only allowed to progress where it can be clearly demonstrate by the applicant that the resulting development will create lots and developments which are appropriate to the nature and aims of the zone.

The wording of the recommendation sent out by QLDC for comment seems to imply that currently the requirements are proving an inconvenience to be got rid of. In fact I believe that they are an absolutely vital protection for the existing property owners in the zoning, and non-compliance should only be permitted



where it can be clearly demonstrated by the applicant that any smaller lot proposed can be created in a manner that fully maintains the quality of the area and is not to the detriment of other existing owners.

Reduction of the minimum net requirement would definitely not offer this same degree of oversight and control. While in some cases it is apparently the requirement for joint access that is being used to try and justify a smaller net lot size as of right, there would be absolutely no guarantee that it would be used only where ROW issues arise. Rather it would simply embed an allowance smaller 1500m2 lots, significantly detracting from the objectives of the zoning and the quality of the areas.

The fact that an applicant seeking subdivision may find the existing requirements onerous is not an indication that the current zoning rules are wrong or should be changed, it is more likely an indication that the applicant lots are inappropriate for further subdivision given the way they have been developed previously. This is absolutely not a justification to change the zoning rules, on the contrary this is a reason to rigorously enforce the rules and ensure that inappropriate subdivision of existing lots is not permitted, either by right or indeed allowed as non-complying activities. Such application should not be facilitated by a change to the rules, they should be rejected as non-compliant and inappropriate.

I have no problem with good quality subdivision, or 4000m2 Residential zoned lots being subdividable to 2500m2/1500m2 in a new consented development where such is known at the time of bare land sale from a developer. However the proposed change to rule 27.6.1, as presented, would provide adverse opportunity for degrading of existing residential character and owner rights in established subdivisions. 2000m2 should be maintained as the minimum subdivision requirement for an existing Large Lot in Residential Zone A .

In summary, I do not believe the proposed changes will facilitate positive development and are **STRONGLY OPPOSED** to the proposed change to rule 27.6.1.

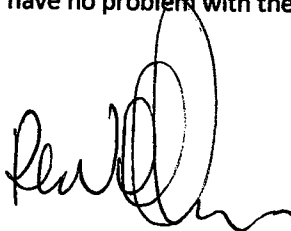
2. Change to rule 11.5.9

I **OPPOSE** any change to rule 11.5.9.

For the reasons given above I believe that the rule should remain that every existing site in the Large Lot Residential Zone A should only permit one residential unit per site and every site shall have net site area of at least 2000m2.

3. Policy 11.2.1.2

I have no problem with the clarification



Phil Wilkins  
Trustee of 19 Ridgecrest, Wanaka  
19<sup>th</sup> November 2020

**Submitter Details**

**First Name:** Peter David **Last Name:** Allard

**On behalf of:**

**Preferred method of contact**

**Postal Address:** 9 Ridgecrest

**Suburb:**

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** david.allard@gmail.com

**Daytime Phone:**

**Mobile:** 021727137

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to speak at the hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Attached Documents

File
David Allard Submission



# FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991



**TO** // Queenstown Lakes District Council

Name of submitter [full name] Peter David Allard

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):



**NAME OF** // Proposed or existing policy statement or plan and (where applicable) change or variation

[Empty text box for name of policy statement or plan]

I could / could not\*\* gain an advantage in trade competition through this submission.

\*I am / am not\*\* 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:

[give details] Proposed variation to QLDC District Plan Chapter 11 Large Lot Residential A Zone and Chapter 27 Subdivision and Development



**MY SUBMISSION**

[include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]  
I oppose the proposed changes to Chapter 11 and Chapter 27.

Firstly I consider that it is incorrect to assess Large Lot Residential Zones (LLZs) in isolation against the objectives of National Policy on Urban Development. LLZs are part of the composition of the QLDC Urban environment and Wanaka has many smaller and lower cost options already available to home builders and developers. When one considers the large tracts of land presently under development, such as Northlake and Hikuwai, there is no pressure on QLDC to impose planning changes on current LLZs. The UD policy is being comfortably satisfied by taking a Wanaka wide view.

During the development of the District Plan I did my best to keep up with a Plan which was constantly being modified and the change to allow 2000sqm subdivision in LLZs escaped my attention and I was not able to submit in opposition to it. The current proposal has not been well promulgated to affected parties, well short of the consultation one should be able to expect from ones Council.

I am a resident of Ridgecrest, a LLZ. These 4000sqm sections have building platforms which were carefully located so as to achieve the maximum benefit of the larger size and protect view planes. The LLZ size of 2000sqm (Gross) means that many sections will not lend themselves to further subdivision and I believe that this in itself goes a long way to protecting the amenity of the area and those of a similar status. Allowing 1500m section size will allow developments that will greatly impact on the current amenity of the area.

To suggest that such a change would somehow enhance the area amenity is ridiculous.

As I am frequently away from Wanaka for my work, I am unlikely to be able to attend any meeting

\* If your submission relates to a proposed policy statement or plan prepared or changed using the collaborative planning process, you must indicate the following:  
> whether you consider that the proposed plan or policy statement or change fails to give effect to a consensus position and therefore how it should be modified; or  
> in the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan or policy statement should be modified.  
\* This paragraph may be deleted if the proposal is not subject to a collaborative planning process.



**I SEEK THE FOLLOWING DECISION** // From the local authority

[give precise details]

I seek no change to Chapter 11 or 27 involving Large Lot Subdivisions.

\*I  wish /  do not wish\*\* to be heard in support of my submission.

I  will /  will not\*\* consider presenting a joint case with others presenting similar submissions.

\* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.  
 \*\* Select one.



**SIGNATURE**

\*\*Signature  
 [or person authorised to sign on behalf of submitter]

Date 19 November 2010

\*\* A signature is not required if you make your submission by electronic means.



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

Electronic address for service of submitter [email] david.allard@gmail.com

Telephone [work] 021727137 [home] 021727137 [mobile] 021727137

Postal Address 9 Ridgecrest, Wanaka Post code 9305  
 [or alternative method of service under section 352 of the Act]

Contact person [name and designation, if applicable]



**NOTE** // To person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious;
- > it discloses no reasonable or relevant case;
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- > it contains offensive language;
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



**Kat Robertson**

---

**From:** David Allard <david.allard@gmail.com>  
**Sent:** Thursday, 19 November 2020 4:26 PM  
**To:** pdpsubmissions  
**Subject:** Proposed change to Large Lot Subdivisions  
**Attachments:** qldc\_submission.pdf

My PDF editor would not fill in some boxes.

I do not stand to gain advantage in trade competition through this submission

I am directly affected by the subject matter

I am unlikely to be able to attend any hearing and therefore to not wish to be heard

I will not consider presenting a joint case

Many thanks,

David Allard

### Submitter Details

**First Name:** Nicola & Nigel **Last Name:** Scott

**On behalf of:**

**Preferred method of contact** Email

**Postal Address:** 17 Old Racecourse Road

**Suburb:** Albert Town

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** nicolascott@xtra.co.nz

**Daytime Phone:** 0274436114

**Mobile:**

I could not Gain an advantage in trade competition through this submission

I am directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

#### Would you like to speak at the hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Variation to Chapter 11

- Support
- Oppose
- Neutral

#### My submission is:

We support the proposed change in residential density for the Large Lot Residential A zone. We agree with the Council's Sec 32 report (Part 3.6) that the shift from the notified to the decisions version for the LLRA zone did not take into account that many sites would not achieve the 2000m2 net area, due to rear lot/front lot design and subdivision constraints with location of existing buildings. The proposed change is more efficient land use and takes into account the existing pattern of development.

#### I seek the following:

Approve the proposed plan change.

Variation to Chapter 27

- Support
- Oppose
- Neutral

#### My submission is:

We support the proposed change in minimum and average lot area for the Large Lot Residential A zone. We agree with the Council's Sec 32 report (Part 3.6) that the shift from the notified to the decisions version for the LLRA zone did not take into account that many sites would not achieve the 2000m2 net area, due to rear lot/front lot design and subdivision constraints

with location of existing buildings. The proposed change is more efficient land use and takes into account the existing pattern of development. Further, the change will reduce the likelihood of continuous applications for non-complying subdivisions due to minimum lot areas.

**I seek the following:**

Approve the proposed plan change.

---

Attached Documents

File
No records to display.



### Submitter Details

**First Name:** Judith (Jude) **Last Name:** Battson

**On behalf of:**

**Preferred method of contact** Email

**Postal Address:** 21 Sam John Place

**Suburb:**

**City:** Lake Hawea

**Country:** New Zealand

**PostCode:** 9382

**eMail:** judebattson60@gmail.com

**Daytime Phone:** 027 5616 088

**Mobile:** 027 5616 088

I could not Gain an advantage in trade competition through this submission

I am not directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### Would you like to speak at the hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

### Consultation Document Submissions

Variation to Chapter 11

- Support
- Oppose
- Neutral

### My submission is:

Support so a 4000m2 section can be subdivided into two sections, for a dwelling on each section, and the section to have a net area of 1500m2, and access to be exclusive of the 2000m2. This was overlooked during the DP mapping hearings, as the driveways were inclusive.

### I seek the following:

Nothing further at this stage.

Attached Documents

File

10

No records to display.

### Submitter Details

**First Name:** Joanna **Last Name:** Underwood

**On behalf of:**

**Preferred method of contact**

**Postal Address:** 17 Lichen Lane

**Suburb:**

**City:** Lake Hawea

**Country:** New Zealand

**PostCode:** 9382

**eMail:** uvjlg@gmail.com

**Daytime Phone:**

**Mobile:** 0210519315

I could not  
Gain an advantage in trade competition through this submission  
I am  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to speak at the hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Attached Documents

File
Jo Underwood



# FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN  
CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991



**TO** // Queenstown Lakes District Council

Name of submitter [full name]

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):



**NAME OF** // Proposed or existing policy statement or plan and (where applicable) change or variation

I could /  could not\*\*

gain an advantage in trade competition through this submission.

\*I am /  am not\*\*

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:

[give details]



**MY SUBMISSION**

[Include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]

\*If your submission relates to a proposed policy statement or plan prepared or changed using the collaborative planning process, you must indicate the following:

- > whether you consider that the proposed plan or policy statement or change fails to give effect to a consensus position and therefore how it should be modified; or
- > in the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan or policy statement should be modified.

\* This paragraph may be deleted if the proposal is not subject to a collaborative planning process.



# I SEEK THE FOLLOWING DECISION // From the local authority

[give precise details]

I wish /  do not wish\*\* to be heard in support of my submission.

I will /  will not\*\* consider presenting a joint case with others presenting similar submissions.

\* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.  
 \*\* Select one.



## SIGNATURE

\*\*Signature  
[or person authorised to sign on behalf of submitter]

Date

\*\* A signature is not required if you make your submission by electronic means.



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

Electronic address for service of submitter [email]

Telephone [work] [home] [mobile]

Postal Address [or alternative method of service under section 352 of the Act] Post code

Contact person [name and designation, if applicable]



## NOTE // To person making submission

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Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



**Submitter Details**

**First Name:** Phillipa **Last Name:** O'Connell

**On behalf of:**

**Preferred method of contact**

**Postal Address:** 8 Sam John Place

**Suburb:**

**City:** Lake Hawea

**Country:** New Zealand

**PostCode:** 9382

**eMail:** justpip@hotmail.com

**Daytime Phone:**

**Mobile:** 021 141 6573

I could not  
 Gain an advantage in trade competition through this submission  
 I am  
 directly affected by an effect of the subject matter of the submission that :  
 a. adversely affects the environment, and  
 b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to speak at the hearing?**

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Attached Documents

File
Phillipa OConnell



# FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991



**TO** // Queenstown Lakes District Council

Name of submitter [full name] **Phillipa O'Connell and Jeromy van Riel**

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):



**NAME OF** // Proposed or existing policy statement or plan and (where applicable) change or variation

Variation to Large Lot Residential A and Subdivision Rules

I  could /  could not\*\*

gain an advantage in trade competition through this submission.

\*I  am /  am not\*\*

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:

[give details] Rule 11.2.1.2  
Rule 11.5.9  
Rule 27.6.1



**MY SUBMISSION**

[Include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]

Support the variation as notified.

\*If your submission relates to a proposed policy statement or plan prepared or changed using the collaborative planning process, you must indicate the following:  
> whether you consider that the proposed plan or policy statement or change fails to give effect to a consensus position and therefore how it should be modified; or  
> in the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan or policy statement should be modified.  
\* This paragraph may be deleted if the proposal is not subject to a collaborative planning process.





I SEEK THE FOLLOWING DECISION // From the local authority

[give precise details]

Approve the variation as notified.

\*I  wish /  do not wish\*\* to be heard in support of my submission.

I  will /  will not\*\* consider presenting a joint case with others presenting similar submissions.

\* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.
\*\* Select one.

SIGNATURE

\*\*Signature
[or person authorised to sign on behalf of submitter]

Date 20 November 2020

\*\* A signature is not required if you make your submission by electronic means.



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

Electronic address for service of submitter [email] justpip@hotmail.com

Telephone [work]

[home]

[mobile] 0211416573

Postal Address
[or alternative method of service under section 352 of the Act]

8 Sam John Place
Hawea

Post code
9305

Contact person [name and designation, if applicable] Pip O'Connell



NOTE // To person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
> it discloses no reasonable or relevant case:
> it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
> it contains offensive language:
> it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



**Submitter Details**

**First Name:** Colin    **Last Name:** Brosnahan

**On behalf of:**

**Preferred method of contact**

**Postal Address:** 42 Ridgecrest

**Suburb:**

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** colin.brosnahan@gmail.com

**Daytime Phone:**

**Mobile:**

I could not  
Gain an advantage in trade competition through this submission  
I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to speak at the hearing?**

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

**Attached Documents**

File
Colin Brosnahan





# FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991



**TO //** Queenstown Lakes District Council

Name of submitter [full name] Colin John Brosnahan

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):



**NAME OF //** Proposed or existing policy statement or plan and (where applicable) change or variation

I  could /  could not\*\*

gain an advantage in trade competition through this submission.

\*I  am /  am not\*\*

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:

[give details] Variation to the large lot residential A zone - Chapter 27 rule 27.6.1  
Variation to the large lot residential A zone - Chapter 11 rule 11.5.9



**MY SUBMISSION**

[Include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]

I am strongly opposed to the proposed change to rule 27.6.1. In many established locations in Wanaka, 2000m<sup>2</sup> is only just enough to maintain low density development character and amenity for existing residents. Allowing a reduction of net lot size to 1500m<sup>2</sup> would change this and in some locations significantly increase the ability of existing lots to be subdivided that could lead to inappropriate development in the zone and serious loss of residential character, cohesion and amenity value - the very thing that clause 11.2.1.2 of the plan set outs to achieve.

I am opposed to the change to rule 11.5.9. For the above reasons, I oppose this change and believe that the rule should remain as the status quo.

\*If your submission relates to a proposed policy statement or plan prepared or changed using the collaborative planning process, you must indicate the following:

- whether you consider that the proposed plan or policy statement or change fails to give effect to a consensus position and therefore how it should be modified; or



[give precise details]  
 I seek the variations to Chapter 27 rule 27.6.1 and chapter 11 rule 11.5.9 to not be passed and for them to remain as they currently are.

\*I  wish /  do not wish\*\*

to be heard in support of my submission.

I  will /  will not\*\*

consider presenting a joint case with others presenting similar submissions.

\* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.  
 \*\* Select one.

**SIGNATURE**

\*\*Signature   
 [or person authorised to sign on behalf of submitter]

Date 21-11-2020

\*\* A signature is not required if you make your submission by electronic means.

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

Electronic address for service of submitter [email] colin.brosnahan@gmail.com

Telephone [work] [home] [mobile]

Postal Address 42 Ridgecrest, Wanaka Post code 9305  
 [or alternative method of service under section 352 of the Act]

Contact person [name and designation, if applicable] Colin Brosnahan

**NOTE // To person making submission**

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.  
 Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious;
- > it discloses no reasonable or relevant case;
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- > it contains offensive language;
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



**Submitter Details**

**First Name:** Babak    **Last Name:** Hadi

**On behalf of:**

**Preferred method of contact**

**Postal Address:**

**Suburb:** Fortitude Valley

**City:** QLD

**Country:** Australia

**PostCode:** 4006

**eMail:** thehadis@hotmail.com

**Daytime Phone:**

**Mobile:** +61408062420

I could not  
Gain an advantage in trade competition through this submission  
I am

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to speak at the hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

**Attached Documents**

File
Babak Hadi



# FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN  
CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991



**TO // Queenstown Lakes District Council**

Name of submitter      Rebekah and Babak Hadi

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):



**NAME OF // Proposed or existing policy statement or plan and (where applicable) change or variation**

Variation to Large Lot Residential A and Subdivision Rules

I  could /  could not\*\*

gain an advantage in trade competition through this submission.

\*I  am /  am not\*\*

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:**

[give details] Rule 11.2.1.2  
Rule 11.5.9  
Rule 27.6.1



**MY SUBMISSION**

[Include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]

Support the variation as notified.

Support the variation as notified.

14

T

*\*If your submission relates to a proposed policy statement or plan prepared or changed using the collaborative planning process, you must indicate the following:*

- > whether you consider that the proposed plan or policy statement or change fails to give effect to a consensus position and therefore how it should be modified; or
  - > in the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan or policy statement should be modified.
- \* This paragraph may be deleted if the proposal is not subject to a collaborative planning process.*



## I SEEK THE FOLLOWING DECISION // From the local authority

[give precise details]

Approve the variation as notified.

\*I  wish /  do not wish\*\*

to be heard in support of my submission.

I  will /  will not\*\*

consider presenting a joint case with others presenting similar submissions.

I wish /  do not wish\*\* to be heard in support of my submission.

I will /  will not\*\* consider presenting a joint case with others presenting similar submissions.

T

\* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.  
\*\* Select one.



## SIGNATURE

\*\*Signature  
[or person authorised to sign on behalf of submitter]

Date 20 November 2020

\*\* A signature is not required if you make your submission by electronic means.



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

Electronic address for service of submitter [email] thehadis@hotmail.com

Telephone [work] [home] +61408062420

Postal Address [or alternative method of service under section 352 of the Act] 36 Baxter Street Fortitude Valley QLD Australia Post code 4006

Contact person [name and designation, if applicable]



## NOTE // To person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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**Submitter Details**

**First Name:** Rohit **Last Name:** Khanna  
**Organisation:** Home Factor SI Ltd

**On behalf of:**

**Preferred method of contact**

**Postal Address:** PO Box 308132

**Suburb:** Manly

**City:** Whangaparaoa

**Country:** New Zealand

**PostCode:** 0952

**eMail:** rohit@homefactor.co.nz

**Daytime Phone:**

**Mobile:** 021 2178270

I could not  
Gain an advantage in trade competition through this submission

I am  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to speak at the hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Attached Documents

File
Home Factor SI Ltd



# FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991



**TO** // Queenstown Lakes District Council

Name of submitter [full name] Home Factor SI Ltd

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):



**NAME OF** // Proposed or existing policy statement or plan and (where applicable) change or variation

Variation to Large Lot Residential A and Subdivision Rules

I  could /  could not\*\*

gain an advantage in trade competition through this submission.

\*I  am /  am not\*\*

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\*\* Select one.



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

[give details] Rule 11.2.1.2  
Rule 11.5.9  
Rule 27.6.1



**MY SUBMISSION**

[Include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]

Support the variation as notified.

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\* This paragraph may be deleted if the proposal is not subject to a collaborative planning process.



I SEEK THE FOLLOWING DECISION // From the local authority

[give precise details]

Approve the variation as notified.

\*I  wish /  do not wish\*\* to be heard in support of my submission.

I  will /  will not\*\* consider presenting a joint case with others presenting similar submissions.

\* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.

\*\* Select one.

SIGNATURE

\*\*Signature

[or person authorised to sign on behalf of submitter]

Date 20 November 2020

\*\* A signature is not required if you make your submission by electronic means.



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

Electronic address for service of submitter [email] rohit@homefactor.co.nz

Telephone [work]

[home]

[mobile] 021 2178270

Postal Address

[or alternative method of service under section 352 of the Act]

Home Factor SI Ltd  
PO Box 308132, Manly  
Auckland

Post code

0952

Contact person [name and designation, if applicable] Rohit Khanna



NOTE // To person making submission

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**Submitter Details**

**First Name:** Duncan **Last Name:** White

**On behalf of:** Paterson Pitts Limited  
 Partnership (Wanaka)

**Preferred method of contact**

**Postal Address:** PO Box 283

**Suburb:**

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9343

**eMail:** duncan.white@ppgroup.co.nz

**Daytime Phone:** (03) 443 0110

**Mobile:**

I could not  
 Gain an advantage in trade competition through this submission  
 I am  
 directly affected by an effect of the subject matter of the submission that :  
 a. adversely affects the environment, and  
 b. does not relate to the trade competition or the effects of trade competitions.  
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**Would you like to speak at the hearing?**

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

**Attached Documents**

File
Duncan White - Paterson Pitts Limited Partnership



# FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991



**TO** // Queenstown Lakes District Council

Name of submitter [full name] Paterson Pitts Limited Partnership (Wanaka)

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):



**NAME OF** // Proposed or existing policy statement or plan and (where applicable) change or variation

Variation to Large Lot Residential A and Subdivision Rules

I  could /  could not\*\*

gain an advantage in trade competition through this submission.

\*I  am /  am not\*\*

directly affected by an effect of the subject matter of the submission:

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\* 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:

[give details] Rule 11.2.1.2  
Rule 11.5.9  
Rule 27.6.1



**MY SUBMISSION**

[Include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]

We strongly support the intent of the variation, but seek that the proposed rules be amended as below:

11.2.1.2 - Support proposed wording

Proposed 11.5.9.1 and 11.5.9.2 - Agree with intent but consider the proposed wording to be unclear and confusing. The proposed wording is sought to be replaced by:

11.5.9.1 Large Lot Residential Area A: a maximum of one residential unit per 2000m<sup>2</sup> (ie the current rule is amended by removing the text "net site area"). With this amendment proposed Rule 11.5.9.2 is not required and nor is the consequential re-numbering of subsequent rules. This proposed amendment resolves the issue with the net site area, is simpler than the proposed version, the meaning is clearer and there is no uncertainty with the non-compliance status.

11.5.9.2 The suggested amendment to Rule 11.5.9.1 would mean that proposed Rule 11.5.9.2 would not be required.

27.6.1 Agree with intent but the proposed wording is not consistent with subdivision terminology. The proposed wording is sought to be replaced by:

1500m<sup>2</sup> providing the average lot size is not less than 2000m<sup>2</sup>

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\* This paragraph may be deleted if the proposal is not subject to a collaborative planning process.



I SEEK THE FOLLOWING DECISION // From the local authority

[give precise details]

See details above. The changes sought by this submission seek the same outcome, but with clearer drafting that is consistent with the drafting used elsewhere in the Proposed District Plan. The proposed density provision sought by the submission is similarly drafted to the density provisions used in the Lower Density Suburban Residential and Medium Density Residential zones. The minimum lot size rule uses similar drafting to the Rural Lifestyle subdivision rule.

I  wish /  do not wish\*\* to be heard in support of my submission.

I  will /  will not\*\* consider presenting a joint case with others presenting similar submissions.

\* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.
\*\* Select one.

SIGNATURE

\*\*Signature
[or person authorised to sign on behalf of submitter]

Date 20 November 2020

\*\* A signature is not required if you make your submission by electronic means.



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

Electronic address for service of submitter [email]duncan.white@ppgroup.co.nz

Telephone [work](03) 443 0110

[home]

[mobile]

Postal Address PO Box 283
Wanaka
[or alternative method of service under section 352 of the Act]

Post code 9343

Contact person [name and designation, if applicable]Duncan White



NOTE // To person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

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> it discloses no reasonable or relevant case:
> it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
> it contains offensive language:
> it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



**Submitter Details**

**First Name:** Daniel **Last Name:** Curley

**Organisation:** IP Solutions Ltd

**On behalf of:** IP Solutions Ltd

**Preferred method of contact**

**Postal Address:** 15 Cliff Wilson Street

**Suburb:**

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** Dan@ipsolutions.nz

**Daytime Phone:**

**Mobile:** 027 601 5074

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to speak at the hearing?**

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

**Attached Documents**

File
Nicole Malpass - Dan Curley

## Form 5

### Submission on Proposed Queenstown Lakes District Plan

#### Variation to Chapter 11 Large Lot Residential A Zone, Variation to Chapter 27 Subdivision and Development, Resource Management Act 1991

To Queenstown Lakes District Council

Submitter Daniel Curley

Address for Service IP Solutions Ltd  
Unit 2 Ground Floor 15 Clive Wilson Street  
Wanaika 9305

Attention Dan Curley  
Dan@ipsolutions.nz  
027 601 5074

#### Executive Summary

The submitter supports the variations proposed by Queenstown Lakes District Council in relation to the efficient and effective implementation of the Large Lot Residential Zone area of LLR Zone.

Daniel Curley is in full support of Council's Section 32 evaluation and welcome the variations as notified.

#### **Background & Submission:**



Since the LLR Proposed District Plan provisions have had legal effect it has become difficult to achieve Land Tenure arrangements that provide for end densities within the zone of one residential unit per 2,000m<sup>2</sup> via simple and cost-effective District Plan administration non-notified process.

It is important to emphasise that the Large Lot Residential zone is that our urban zone in which appropriate in-fill development is encouraged to provide efficient and compact urban form. It is therefore deemed appropriate that variations take place in order for this to be achieved.

Despite the zone deeming the establishment of one residential unit per 2,000m<sup>2</sup> of net area appropriate due to the nature of Wanaka's LLR A Zone being predominantly crown fields comprising a predominance of 4,000m<sup>2</sup> sites with existing occupation, sensible and pragmatic boundary configurations are not found formulaically to achieve 2,000m<sup>2</sup>. The subdivision provisions and process as currently applied by Council discourage sensible and pragmatic boundary placement when seen to achieve local and efficient in-fill development.

This formulaic approach is also incongruous with the land use chapter allowing for additional residential units to be built as of right subject to the zone standards on sites equal to or greater than 4,000m<sup>2</sup>. In short, while all outcomes associated with two residential units per 4,000m<sup>2</sup> net site area are able to be established as part of land use when Land Tenure is sought over this permitted occupation, a non-complying activity is triggered more often than not resulting in a notified resource consent process and related cost.

The submitter believes that the provisions as previously notified and are currently operative have led to a misalignment between the objectives and policies of the chapter and the rules standards which ordinarily intend to achieve these. This misalignment has had a large uneconomical impact on a number of large lot residential landowners who have embarked on subdivision development.

It is noted that the amended provisions are intended to provide greater certainty that the Council anticipates a density of one residential unit per 2,000m<sup>2</sup> as stated in the Purpose Statement for the Council's 11.1 the notified variations of the PDP Chapter 11 Large Lot Residential and Chapter 27 Subdivision and Development are supported in their entirety.

It is requested that Council proceed with the variations as outlined in the Section 32 Valuation Report.

**Summary of Submission**

Overall I wholly agree with Council's Section 32 Valuation Variation to Proposed District Plan for Chapter 11 Large Lot Residential Council and Chapter 27 Subdivision and Development on Policy 11.2.1.2 and 27.6.1.

**The submitter could not gain an advantage in trade competition through this submission.**

**The submitter wishes to be heard in support of their submission.**

**If others make a similar submission the submitter would consider presenting a joint case at a hearing.**



.....  
**Daniel Curley**

20 November 2020

### Submitter Details

**First Name:** Nicole **Last Name:** Malpass

**Organisation:** IP Solutions Ltd

**On behalf of:** Guy Alty, Sheryl Alty and

Amanda Jack

#### Preferred method of contact

**Postal Address:** 15 Cliff Wilson Street

**Suburb:**

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** nicole@ipsolutions.nz

#### Daytime Phone:

**Mobile:** 021 080 60084

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
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#### Would you like to speak at the hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

#### Attached Documents

File
Nicole Malpass - Alty

## Form 5

### Submission on Proposed Queenstown Lakes District Plan

#### Variation to Chapter 11 Large Lot Residential A Zone, Variation to Chapter 27 Subdivision and Development, Resource Management Act 1991

To Queenstown Lakes District Council

Submitter Guy Ity, Sheryl Ity and Amanda Jac

Address for Service IP Solutions Ltd  
Unit 2 Ground Floor 15 Clive Wilson Street  
Wanaika 9305

Attention Nicole Malpass  
nicole@ipsolutions.nz  
021 080 60084

#### Executive Summary

The applicant is submitting in support of the variations proposed by Queenstown Lakes District Council in relation to the efficient and effective implementation of the Large Lot Residential Zone Area LLR Zone.

Guy Ity, Sheryl Ity and Amanda Jac are submitting in full support of Council's Section 32 evaluation and welcome the variations as notified.

#### Background & Submission:

E nicole@ipsolutions.n | P 02108060084 | A 15 Clive Wilson Street | Wana | W ipsolutions.n

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Mrs Sheryl and Amanda Jac are the owners of 533 Grey Road which is currently zoned as LLR.

The submitter believes it to be illogical that despite being able to build a complete second residential unit on a piece of land equal to or greater than 4000m<sup>2</sup> when seen in separate Land Tenure for those two units a notified resource consent process is necessary. This process is both exorbitantly expensive, stressful and arduous.

The submitter would like to highlight that the Large Lot Residential zone is that of *urban zoning* in which appropriate in-fill development is encouraged to provide efficient and compact urban form.

The applicant wishes to emphasise that a minimum of 1500m<sup>2</sup> will deliver on a type of character and residential amenity that would be anticipated within a large lot zone.

Given that the amended provisions are intended to provide greater certainty that the zone anticipates a density of one residential unit per 2000m<sup>2</sup> as stated in the Purpose Statement for the zone 11.1 and consequently make it a less arduous task for LLR zoned properties who meet the amended average to subdivide the notified variations of the PDP Chapter 11 Large Lot Residential and Chapter 27 Subdivision and Development are supported in their entirety.

It is requested that Council proceed with the variations as outlined in the Section 32 Valuation Report.

### **Summary of Submission**

Overall Mrs Sheryl and Amanda Jac wholly agree with Council's Section 32 Valuation Variation to Proposed District Plan for Chapter 11 Large Lot Residential zone and Chapter 27 Subdivision and Development on Policy 11.2.1.2 and 27.6.1.

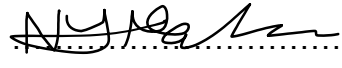


E nicole@ipsolutions.n P 02108060084 A 15 Cl Wilson Street Wana W ipsolutions.n

The submitter could not gain an advantage in trade competition through this submission.

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

If others make a similar submission the submitter would consider presenting a joint case at a hearing.

 .....

Nicole Malpass (on behalf of Guy Alty, Sheryl Alty and Amanda Jack)

20 November 2020

**Submitter Details**

**First Name:** Nicole **Last Name:** Malpass

**Organisation:** IP Solutions Ltd

**On behalf of:** Abbeyfield Construction Ltd

**Preferred method of contact**

**Postal Address:** 15 Cliff Wilson Street

**Suburb:**

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** nicole@ipsolutions.nz

**Daytime Phone:**

**Mobile:** 021 080 60084

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to speak at the hearing?**

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

**Attached Documents**

File
Nicole Malpass - Abbeyfield Construction Ltd

## Form 5

### Submission on Proposed Queenstown Lakes District Plan

#### Variation to Chapter 11 Large Lot Residential A Zone, Variation to Chapter 27 Subdivision and Development, Resource Management Act 1991

To Queenstown Lakes District Council

Submitter Keyfield Construction Ltd

Address for Service IP Solutions Ltd  
Unit 2 Ground Floor 15 Clive Wilson Street  
Wairarapa 9305

Att: Nicole Malpass  
nicole@ipsolutions.nz  
021 080 60084

#### Executive Summary

The submitter supports the variations proposed by Queenstown Lakes District Council in relation to the efficient and effective implementation of the Large Lot Residential Zone area of LLR Zone.

Keyfield Construction Ltd are submitting in general support of Council's Section 32 evaluation and welcome the variations as notified.

#### **Background & Submission:**



E nicole@ipsolutions.nz P 02108060084 A 15 Clive Wilson Street Wanaka W ipsolutions.nz

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Keyfield Construction Ltd is the owner of 299 Studholme Road which is currently zoned as LLR.

The submitter believes it to be illogical that despite being able to build a complete second residential unit on a land holding equal to or greater than 4000m<sup>2</sup> when seen in separate tenure for those two occupations, a notified resource consent process is necessary. This process is both exorbitantly expensive, stressful and arduous.

The submitter would like to highlight that the Large Lot Residential zone is that of *urban zoning* in which appropriate in-fill development is encouraged to provide efficient and compact urban form. Given the lack of greenfield sites available within the urban growth boundary the submitter wishes to put forward the notion that whilst the average of 2000m<sup>2</sup> has been deemed appropriate in many cases, adverse effects of not meeting this average are minimal. The submitter wishes to emphasise that independent from average lot size a minimum lot size of 1500m<sup>2</sup> is suitable to deliver on character and residential amenity outcomes anticipated by a large lot zoning. For example while the proposed rules would trigger non-complying consent to subdivide two 1500m<sup>2</sup> sites from a greenfield parcel of 3500m<sup>2</sup> such subdivision outcomes within Wanaka's urban growth boundary would be an efficient use of greenfield land resource. Considering this the submitter considers that any application that does not achieve the average of 2000m<sup>2</sup> but does achieve the minimum lot size of 1500m<sup>2</sup> should be processed as a discretionary activity.

It is requested that Council proceed with the variations as outlined in the Section 32 Valuation Report with the exception of providing for the above activity status to activities that achieve a minimum allotment size whilst failing to achieve the average allotment size.



E nicole@ipsolutions.n P 02108060084 A 15 Cl Wilson Street Wana W ipsolutions.n

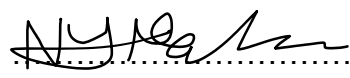
**Summary of Submission**

Overall the Abbeyfield Construction Ltd generally agree with Council's Section 32 valuation Variation to Proposed District Plan for Chapter 11 Large Lot Residential Zone and Chapter 27 Subdivision and Development on Policy 11.2.1.2 and 27.6.1.

**The submitter could not gain an advantage in trade competition through this submission.**

**The submitter wishes to be heard in support of their submission.**

**If others make a similar submission the submitter would consider presenting a joint case at a hearing.**

  
.....

**Nicole Malpass (on behalf of Abbeyfield Construction Ltd)**

20 November 2020

**Submitter Details**

**First Name:** Nicole    **Last Name:** Malpass  
**Organisation:** IP Solutions Ltd

**On behalf of:**

**Preferred method of contact**

**Postal Address:** 15 Cliff Wilson Street

**Suburb:**

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** nicole@ipsolutions.nz

**Daytime Phone:**

**Mobile:** 021 080 60084

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**Would you like to speak at the hearing?**

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

**Attached Documents**

File
Nicole Malpass - Dungey

## Form 5

### Submission on Proposed Queenstown Lakes District Plan

#### Variation to Chapter 11 Large Lot Residential A Zone, Variation to Chapter 27 Subdivision and Development, Resource Management Act 1991

To Queenstown Lakes District Council

Submitter Ross and Jenny Dunlop

Address for Service  
IP Solutions Ltd  
Unit 2 Ground Floor 15 Clive Wilson Street  
Wairarapa 9305

Att: Nicole Malpass  
nicole@ipsolutions.nz  
021 080 60084

### Executive Summary

The submitter supports the variations proposed by Queenstown Lakes District Council in relation to the efficient and effective implementation of the Large Lot Residential Zone area of LLR Zone.

Ross and Jenny Dunlop are submitting in full support of Council's Section 32 evaluation and welcome the variations as notified.

### Background & Submission:

E nicole@ipsolutions.n | P 0276015074 | A 15 Clif Wilson Street Wana | W ipsolutions.n

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Ross and Jenny Duney are the owners of a property on Grey Road which is currently zoned as LLR.

Despite being able to build a complete second residential unit as a permitted activity subject to standards in the district plan such as setbacks etc., the submitter believes it illogical that subdividing the property around permitted occupation would lead to a notified Resource Consent process. This process is both incredibly arduous and expensive when considering the only element changing would be that of Land Tenure.

The submitter would like to highlight that the Large Lot Residential zone is that of urban zoning in which appropriate in-fill development is encouraged to provide efficient and compact urban form. It is therefore deemed appropriate that variations take place in order for this to be achieved.

Being that the amended provisions are intended to provide greater certainty that the zone anticipates a density of one residential unit per 2,000m<sup>2</sup> as stated in the Purpose Statement for the zone 11.1 and consequently make it a less arduous task for LLR zoned properties who meet the amended average to subdivide the notified variations of the PDP Chapter 11 Large Lot Res and Chapter 27 Subdivision and Development are supported in their entirety.

It is requested that Council proceed with the variations as outlined in the Section 32 Valuation Report.

### **Summary of Submission**

Overall, the Ross and Jenny Duney wholly agree with Council's Section 32 Valuation Variation to Proposed District Plan for Chapter 11 Large Lot Residential zone and Chapter 27 Subdivision and Development on Policy 11.2.1.2 and 27.6.1.

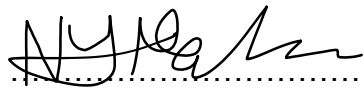
E nicole@ipsolutions.ni P 0276015074 A 15 Clifton Wilson Street Wanaika W ipsolutions.ni

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**The submitter could not gain an advantage in trade competition through this submission.**

**The submitter wishes to be heard in support of their submission.**

**If others make a similar submission the submitter would consider presenting a joint case at a hearing.**



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**Nicole Malpass (on behalf of Ross and Jenny Dungey)**

20 November 2020

**Submitter Details**

**First Name:** Nicole **Last Name:** Malpass

**Organisation:** IP Solutions Ltd

**On behalf of:** IP Solutions Ltd

**Preferred method of contact**

**Postal Address:** 15 Cliff Wilson Street

**Suburb:**

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** nicole@ipsolutions.nz

**Daytime Phone:**

**Mobile:** 021 080 60084

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Gain an advantage in trade competition through this submission

I am not  
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a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to speak at the hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

**Attached Documents**

File
Nicole Malpass - IP Solutions Ltd

## Form 5

### Submission on Proposed Queenstown Lakes District Plan

#### Variation to Chapter 11 Large Lot Residential A Zone, Variation to Chapter 27 Subdivision and Development, Resource Management Act 1991

To Queenstown Lakes District Council

Submitter IP Solutions Ltd

Address for Service IP Solutions Ltd  
Unit 2 Ground Floor 15 Clive Wilson Street  
Wairarapa 9305

Attention Nicole Malpass  
nicole@ipsolutions.nz  
021 080 60084

#### Executive Summary

The submitter supports the variations proposed by Queenstown Lakes District Council in relation to the efficient and effective implementation of the Large Lot Residential Zone area of LLR Zone.

IP Solutions Ltd generally support Council's Section 32 evaluation and welcome the intentions of variations notified.

#### **Background & Submission:**



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Since the LLR Proposed District Plan provisions have had legal effect it has become difficult to achieve Land Tenure arrangements that provide for end average densities within the zone of one residential unit per 2000m<sup>2</sup> via simple and cost effective District Plan administration non-notified process.

It is important to emphasise here that the Large Lot Residential zone is that of urban zoning in which appropriate in-fill development should be encouraged to provide efficient and compact urban form. It is therefore appropriate that variations take place in order for this to be achieved.

Despite the zone deeming the establishment of one residential unit per 2000m<sup>2</sup> of net area appropriate able to occur as a permitted activity due to the nature of Wanaka's LLR zone being predominantly crown fields comprising a predominance of 4000m<sup>2</sup> sites with existing occupation allowing a formulaic minimum lot size will not result in sensible pragmatic boundary configurations. The subdivision provisions and process as currently applied by Council discourage sensible and pragmatic boundary placement when seen to achieve logical and efficient in-fill development.

This formulaic approach is also incongruous with the land use chapter allowing for additional residential units being able to be built as of right subject to the zone standards on sites equal to or greater than 4000m<sup>2</sup>. In short while all outcomes associated with two residential units per 4000m<sup>2</sup> net site area are able to be established as part of land use when Land Tenure is sought over this permitted occupation a non-complying activity is often triggered despite there being no above ground change in land use occupation. More often than not this results in a notified resource consent process and related cost.

IP Solutions believe that the provisions as previously notified and are currently operative have led to a misalignment between the objectives and policies of the chapter and the rules standards which ordinarily intend to achieve these. This

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misalignment has had a large uneconomical impact on a number of our clients as well others around the district.

As a consultant not only has this situation been frustrating the consequential arduous regulatory processes it is also an extremely difficult scenario to explain to clients.

Regardless of the final wording of the rule IP Solutions Ltd believe it needs to be clear that the total average lot area is based on the original lot area i.e. the lot to be subdivided. An alternative wording option would be to apply a 1500m<sup>2</sup> net minimum provided there is a 2000m<sup>2</sup> gross average achieved. This would provide greater clarity of intent and therefore better align with the intended outcome i.e. an average density of one residential unit per 2000m<sup>2</sup>. Please see appendix for previous discussion and feedback around the rules in question and alternative wording.

Overall we believe that the amended provisions are intended to provide greater certainty that the Council anticipates a density of one residential unit per 2000m<sup>2</sup> as stated in the Purpose Statement for the Council 11.1 the notified variations of the PDP Chapter 11 Large Lot Residential and Chapter 27 Subdivision and Development are supported in their entirety.

It is requested that Council proceed with the variations as outlined in the Section 32 Valuation Report.

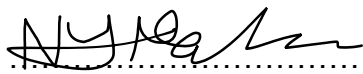
### **Summary of Submission**

Overall the IP Solutions wholly agree with Council's Section 32 Valuation Variation to Proposed District Plan for Chapter 11 Large Lot Residential one and Chapter 27 Subdivision and Development on Policy 11.2.1.2 and 27.6.1.

**The submitter could not gain an advantage in trade competition through this submission.**

**The submitter wishes to be heard in support of their submission.**

**If others make a similar submission the submitter would consider presenting a joint case at a hearing.**



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**Nicole Malpass (on behalf of IP Solutions Ltd)**

20 November 2020

**Subject:** FW: Feedback sought on potential variation to the Proposed District Plan - Large Lot A area  
**Date:** Monday, 23 November 2020 at 9:54:39 AM New Zealand Daylight Time  
**From:** Dan Curley  
**To:** Nicole Malpass, Edgar Planning  
**Attachments:** image001.png, image002.png

**From:** Daniel Curley <[dan@ipsolutions.nz](mailto:dan@ipsolutions.nz)>

**Sent:** Tuesday, 2 June 2020 2:24 PM

**To:** Craig Barr <[Craig.Barr@qldc.govt.nz](mailto:Craig.Barr@qldc.govt.nz)>

**Subject:** Re: Feedback sought on potential variation to the Proposed District Plan - Large Lot A area

*Hi Craig,*

*Overall, the Large Lot Subzone B is urban zoning. The definition of such, and the higher order chapters seem to be encouraging the development of efficient compact urban forms - not the imposition of development hurdles to housing supply.*

*The zone's integrity is generated by a combination of large lot size and low permitted building rights. To address the creation of lots that maintain a sweet spot between buildability (permitted house size) and overall lot size, I agree that 1,500m<sup>2</sup> is workable in many cases.*

*Such a lot size will provide for a 225m<sup>2</sup> dwelling on a 1,500m<sup>2</sup> portion of land that can be found in and around many already developed lots, the majority of which are between 4-4500m<sup>2</sup> net area.*

*1,500m<sup>2</sup> will maintain zone integrity - still 1,150m<sup>2</sup> larger than a 450m<sup>2</sup> LDR site, and with a 225m<sup>2</sup> dwelling upon it, will result in 1,275m<sup>2</sup> of open space around that dwelling - more than reinforcing the large lot theme (in comparison a 450m<sup>2</sup> site with 40% site coverage would result in open space of only 260m<sup>2</sup>).*

*On the topic of building coverage, I feel that 20% permitted coverage would work well such that smaller large lot sites would likely have enough permitted building scope to stay single storied. The effects of two storied dwellings in the zone are noticeably more adverse than effects of single storied building coverage. Having such a high apportionment of open space in the zone (as detailed in this email), means that there is room to spread out, rather than up, and the rules should encourage this. It is a little crazy that a 4,000m<sup>2</sup> site in subzone A provides for 600m<sup>2</sup> of building coverage up to 8m high with no recession planes, while a 4,000m<sup>2</sup> site in sub zone B once subdivided (say net 1500m<sup>2</sup> and net 2200m<sup>2</sup>) will result in 555m<sup>2</sup> building coverage and recession planes on the 1500m<sup>2</sup> lot. In terms of building volume, the more sensitive zone will provide for more...*

*I personally think the following would work in encouraging efficient compact form development of the large lot urban zone, providing for both in-fill and greenfield areas of the zone:*

**On sites 4,500m<sup>2</sup> or less**

- 1,500m<sup>2</sup> net area minimum;
- Average **gross** area minimum 2,000m<sup>2</sup> (this proves that the site could accommodate two res units and outcomes as a permitted activity by keeping a 1 per 2,000m<sup>2</sup> net area density provision).

**On sites greater than 4,500m<sup>2</sup>**

- 2,000m<sup>2</sup> minimum net area.

*The 4,500m<sup>2</sup> specific rule provides for pragmatic in-fill, while the larger than 4,500 means that owners of large tracts of zoned land don't develop to take advantage of the 1,500m<sup>2</sup> provision - as it is only applicable to sites 4,500 or smaller - which reflects the brownfield areas of the zone.*

*Cheers Craig,  
Dan.*

----- Forwarded message -----

From: **Craig Barr** <[Craig.Barr@qldc.govt.nz](mailto:Craig.Barr@qldc.govt.nz)>

Date: Wed, May 13, 2020 at 12:13 PM

Subject: Feedback sought on potential variation to the Proposed District Plan - Large Lot A area

To: Tom Overton <[tom@ipsolutions.nz](mailto:tom@ipsolutions.nz)>, Ella Hardman <[ella@southernland.co.nz](mailto:ella@southernland.co.nz)>, Daniel Curley <[dan@ipsolutions.nz](mailto:dan@ipsolutions.nz)>, Edgar Planning <[scott@edgarplanning.co.nz](mailto:scott@edgarplanning.co.nz)>, Scott Freeman <[scott@southernplanning.co.nz](mailto:scott@southernplanning.co.nz)>, [duncan.white@ppgroup.co.nz](mailto:duncan.white@ppgroup.co.nz) <[duncan.white@ppgroup.co.nz](mailto:duncan.white@ppgroup.co.nz)>, [wanaka@chasurveyors.co.nz](mailto:wanaka@chasurveyors.co.nz) <[wanaka@chasurveyors.co.nz](mailto:wanaka@chasurveyors.co.nz)>, Jo.Fyfe <[Jo.Fyfe@jea.co.nz](mailto:Jo.Fyfe@jea.co.nz)>, [info@centralrm.co.nz](mailto:info@centralrm.co.nz) <[info@centralrm.co.nz](mailto:info@centralrm.co.nz)>, [info@measuredlandsurveys.co.nz](mailto:info@measuredlandsurveys.co.nz) <[info@measuredlandsurveys.co.nz](mailto:info@measuredlandsurveys.co.nz)>, Ian Greaves <[ian@southernventures.co.nz](mailto:ian@southernventures.co.nz)>  
Cc: Richard Champion <[Richard.Champion@qldc.govt.nz](mailto:Richard.Champion@qldc.govt.nz)>

Hello

The Council are considering undertaking a variation to the Proposed District Plan, Large Lot Residential Zone Area A, and are interested in your feedback. If there are other practitioners you are aware of who may be interested please forward this email to them. Note that I have only sent this to one representative from each firm.

The Large Lot Residential A Area (**Zone**) rules that require a minimum net area of 2000m<sup>2</sup> for a residential unit and subdivision were introduced into the Proposed District Plan by way of hearings on submissions to the 2015 proposed district plan. These rules have had legal effect since mid-2018.

Council officers interpretation of the recommendations in the independent hearings panel's report on submissions to the Large Lot A Zone, are that the anticipated density of residential units is one per 2000m<sup>2</sup>. Council officers have become aware of a potential misalignment between the anticipated density of residential dwellings in the Zone and the requirement to achieve a net area of 2000m<sup>2</sup> for a residential unit (Rule 11.5.9) and subdivision (Rule 27.6.1).

Council officers consider there to be an unintended misalignment between the anticipated density as described above, and those rules because the majority of the existing Large Lot Residential A Zone has already been subdivided to 4000m<sup>2</sup> under the operative district plan (Rural Residential Zone). Many of these properties comprise an existing dwelling. These factors may result in difficulties to achieve the net area requirements in rules 11.5.9 and 27.6.1.

The preliminary views of Council officers are that the rules in Chapter 27 Subdivision and Development, and Chapter 11 Large Lot Residential could be amended to more readily take into account constraints on properties that make it difficult to achieve a net area of 2000m<sup>2</sup>. These have been identified as a high likelihood for a need to create rear lot/front lot subdivision configurations, as a result of the existing subdivision pattern in the Zone, and the existence of dwellings on these sites, many of which are not greater than 15 years old and therefore not likely for redevelopment.

A range of options have been explored and the initial preferred option (subject to consultation feedback) is to make amendments to subdivision rules to lower the minimum net area while retaining a requirement to achieve 2000m<sup>2</sup> as an average of the area to be subdivided. The land use rule in Chapter 11 could be modified to permit one residential unit per site, with a requirement to achieve 2000m<sup>2</sup> net area thereafter. This amendment would be likely to provide a permitted pathway for residential units on sites created by way of the amendments to the subdivision rules.

For this option, the rules would be amended as follows (underline and strike through to show amendments):

**Subdivision Chapter 27:**

**Rule 27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, an average net site area less than the minimum specified.**

Zone		Minimum Lot Area
Residential	Large Lot Residential A	<u>1500m<sup>2</sup> providing the total area of the site is not less than 2000m<sup>2</sup> average.</u>

Notes:

- Reducing the net area to 1500m<sup>2</sup> is considered to be sufficient toward overcoming constraints associated with rear lot/front lot subdivision configuration and to take into account existing buildings.
- The reference to ‘total area of the site’ is to distinguish that the latter part of the rule is not bound to the net area requirement (noting that *net area* is defined, while there is not a definition for gross or total area in the PDP).
- The 2000m<sup>2</sup> average requirement has been suggested to acknowledge that the total sum of two sites that achieve an average of 2000m<sup>2</sup> would provide for opportunity to overcome the potential constraints associated with existing sites being already subdivided to 4000m<sup>2</sup> with existing residential units.

**Chapter 11 Large Lot Residential:**

Rule 11.5.9

Table 2	Standards for Activities	Non-compliance
11.5.9	<p>Residential Density</p> <p>11.5.9.1 Large Lot Residential Area A: a maximum of one residential unit per <u>site 2000m<sup>2</sup> net site area.</u></p> <p>11.5.9.2 <u>Large Lot Residential Area A: any additional residential unit to that permitted by Rule 11.5.9.1, no more than one residential unit per 2000m<sup>2</sup> net site area.</u></p>	D

	11.5.9.23 Large Lot Residential Area B: a maximum of one residential unit per 4000m <sup>2</sup> net site area	
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**Notes:**

- The amendment could align the amendment to the subdivision rule to acknowledge that a subdivision has occurred to create a site that has a net area with less than 2000m<sup>2</sup>. For situations where additional development is proposed on a site the requirement to achieve 2000m<sup>2</sup> would be maintained.

**Other amendments:**

It is also considered that Policy 11.2.1.2 could be amended as follows to better reflect that in the Large Lot Residential A Zone there are not any colour standards:

11.2.1.2 Maintain and enhance residential character and high amenity values by controlling the ~~colour~~, scale, location and height of buildings, and in addition within Area B by requiring ~~require~~ landscaping, colour and vegetation controls.

Rule 11.5.2 limits building coverage to 15% of the net site area. Where a site is created with a net area of 1500m<sup>2</sup>, this would result in a building coverage limit of 225m<sup>2</sup>. It may be more efficient to increase this to provide more scope for buildings, while retaining sufficient opportunities for open space and plantings to still achieve the zones’ objective for a high quality of residential amenity.

A range of other options have also been explored in the draft section 32 evaluation, summarised in the table below.

Option	Comment
1. Status quo – no change to Subdivision Rule 27.6.1	The existing regime where Rule 27.6.1 requires a minimum net site area of 2000m <sup>2</sup> does not efficiently achieve Objective 11.2.1. This is because the majority of infill subdivisions fall as non-complying activities despite the majority of sites achieving a total site area of 2000m <sup>2</sup> . This is not considered the most appropriate way to achieve the purpose of the proposal and Objective 11.2.1.
2. Amend Rule 27.6.1 to specify that the 2000m <sup>2</sup> minimum site size applies to the ‘gross’ or ‘total area of the site’.	<p>This amendment would resolve the ‘net area’ issue. The amendments would not be consistent with the preamble text to rule 27.6.1 which requires all lots (where specified) must achieve a net area. However, this requirement could be overridden by the more specific wording the relevant rule itself.</p> <p>Subdivision would still be required to comply with Rule 27.7.11 that requires a 30m x 30m allotment dimension.</p>

	<p>The amendment could be drafted as:</p> <p><u>The total area of the site is not less than 2000m<sup>2</sup></u></p>
<p>3. Amend Rule 27.6.1 to specify a minimum net area of 1500m<sup>2</sup>, while retaining a minimum 2000m<sup>2</sup> to each proposed site (lot).</p>	<p>This amendment would also resolve the 'net area' issue. The amendments would still rely on specifying a total site area but would be more consistent with the preamble text of Rule 27.6.1 because the rule requires a net area, which would be 1500m<sup>2</sup>, while providing the total site area is 2000m<sup>2</sup>.</p> <p>The introduction of 1500m<sup>2</sup> net area is likely to provide ample flexibility to take into account the loss of land for accessways/access legs that cannot be included in the calculation of net area. The identification of retaining a total area of 2000m<sup>2</sup> would ensure the rule effectively implements Objective 11.2.1.</p> <p>Introducing a requirement to comply with a net area of 1500m<sup>2</sup> provides greater certainty than option 3 that a compliant subdivision would achieve Objective 11.2.1 'a high quality of residential amenity values are maintained'.</p> <p>The amendment could be drafted as:</p> <p><u>1500m<sup>2</sup> providing the total area of the site is not less than 2000m<sup>2</sup></u></p>
<p>4. Amend Rule 27.6.1 by removing any minimum allotment size but requiring that the average density across the sites to be subdivided of 2000m<sup>2</sup> is achieved.</p>	<p>This option would provide unbridled flexibility in terms of lot design, constraints and configuration, but may not be likely to achieve Objective 11.2.1 because a site of any size could be created on the basis an average of 2000m<sup>2</sup> is achieved. Objective 11.2.1 and the related purpose statement text in 11.1 create an expectation of a density of one residence every 2000m<sup>2</sup> to provide for a more efficient development pattern to utilise the Council's water and wastewater services while maintaining opportunities for a variety of housing options, landscaping and open space. Maintaining an expectation of a 2000m<sup>2</sup> net area would work in conjunction with the Lower Density Suburban Residential Zone and other zones that enable higher residential densities.</p> <p>This option could also be interpreted as inviting proposals for subdivision to not achieve Rule 27.7.11 that requires a minimum 30m x 30m shape factor allotment dimensions.</p>



I would appreciate any feedback within the next 3 weeks (**2 June 2020**). Following consideration of any feedback, and other feedback received through statutory consultation Council officers would report to a Council meeting requesting endorsement for the notification of a variation to the Proposed District Plan. The acceptance of the variation and final form of the amendments rests the Councillors.

We would like to notify a variation as soon as practicable. Please note for certainty this potential variation does not relate to the Large Lot Area B land on and adjacent to Mt Iron.

Link to the Hearings Panel's recommending report -

<https://www.qldc.govt.nz/media/d4maqgap/report-09a-stream-6-chapters-7-8-9-10-11.pdf>

Regards  
Craig

---

**Craig Barr** | Principal – Resource Management Policy  
Planning & Development  
Queenstown Lakes District Council  
DD: +64 3 443 0121 | P: +64 3 441 0499  
E: [craig.barr@qldc.govt.nz](mailto:craig.barr@qldc.govt.nz)



--

**Daniel Curley**  
Managing Director



[15 Cliff Wilson St, Wanaka 9305, New Zealand](#)

P / +64 27 601 5074 | E / [dan@ipsolutions.nz](mailto:dan@ipsolutions.nz)

W / [www.ipsolutions.nz](http://www.ipsolutions.nz)

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--

**Daniel Curley**  
Managing Director



[15 Cliff Wilson St, Wanaka 9305, New Zealand](#)

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**W** / [www.ipsolutions.nz](http://www.ipsolutions.nz)

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--

**Daniel Curley**  
Managing Director



15 Cliff Wilson St, Wanaka 9305, New Zealand

**P** / [+64 27 601 5074](tel:+64276015074) | **E** / [dan@ipsolutions.nz](mailto:dan@ipsolutions.nz)

**W** / [www.ipsolutions.nz](http://www.ipsolutions.nz)

The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

**Submitter Details**

**First Name:** Nicole **Last Name:** Malpass

**Organisation:** IP Solutions Ltd

**On behalf of:** Stephanie Georgalli

**Preferred method of contact**

**Postal Address:** 15 Cliff Wilson Street

**Suburb:**

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** nicole@ipsolutions.nz

**Daytime Phone:**

**Mobile:** 021 080 60084

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to speak at the hearing?**

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

**Attached Documents**

File
Nicole Malpass - Stephanie Georgalli

## Form 5

### Submission on Proposed Queenstown Lakes District Plan

#### Variation to Chapter 11 Large Lot Residential A Zone, Variation to Chapter 27 Subdivision and Development, Resource Management Act 1991

To Queenstown Lakes District Council

Submitter Stephanie Moorhalli

Address for Service IP Solutions Ltd  
Unit 2 Ground Floor 15 Clive Wilson Street  
Wanganui 9305

Att: Nicole Malpass  
nicole@ipsolutions.nz  
021 080 60084

#### Executive Summary

The submitter supports the variations proposed by Queenstown Lakes District Council in relation to the efficient and effective implementation of the Large Lot Residential Zone area of LLR Zone.

Ms. Stephanie Moorhalli is submitting in full support of Council's Section 32 evaluation and welcome the variations as notified.

#### **Background & Submission:**

E nicole@ipsolutions.n | P 0276015074 | A 15 Clive Wilson Street Wana | W ipsolutions.n

---

Ms. Stephanie Mooralli is the owner of 509 Grey Road which is currently zoned as LLR. The submitter has been personally affected by the illogical treatment of the site density related rules as per the below comments.

Despite being able to build a complete second residential unit as a permitted activity subject to zone standards, the submitter considers it illogical that subdividing the property would then lead to a notified Resource Consent process. While all outcomes associated with two residential units per 4000m<sup>2</sup> net site area are able to be established as part of land use when Land Tenure is sought over this permitted occupation, a non-complying activity is triggered more often than not resulting in a notified resource consent process and related cost. This process is both incredibly arduous and expensive for the applicant when considering the only element changing would be that of Land Tenure.

The submitter would also like to highlight that the Large Lot Residential zone is that of *urban zoning* in which appropriate in-fill development is encouraged to provide efficient and compact urban form. It is therefore deemed appropriate that variations take place in order for this to be achieved.

Being that the amended provisions are intended to provide greater certainty that the zone anticipates a density of one residential unit per 2000m<sup>2</sup> as stated in the Purpose Statement for the zone 11.1 and consequently make it a less arduous task for LLR zoned properties who meet the amended average to subdivide, the notified variations of the PDP Chapter 11 Large Lot Res and Chapter 27 Subdivision and Development are supported in their entirety.

It is requested that Council proceed with the variations as outlined in the Section 32 valuation Report.

### **Summary of Submission**

E nicole@ipsolutions.n  
P 0276015074 A 15 Cl  
Wilson Street Wana  
W ipsolutions.n

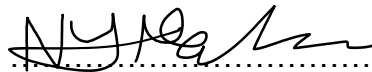
---

Overall Ms. Stephanie Georalli wholly agrees with Council's Section 32 valuation Variation to Proposed District Plan for Chapter 11 Large Lot Residential Zone and Chapter 27 Subdivision and Development on Policy 11.2.1.2 and 27.6.1.

**The submitter could not gain an advantage in trade competition through this submission.**

**The submitter wishes to be heard in support of their submission.**

**If others make a similar submission the submitter would consider presenting a joint case at a hearing.**



.....

**Nicole Malpass (on behalf of Stephanie Georgalli)**

20 November 2020

**Submitter Details**

**First Name:** David    **Last Name:** Lumsden

**On behalf of:**

**Preferred method of contact**

**Postal Address:** Old Racecourse Road, Albert Town

**Suburb:**

**City:** Albert Town

**Country:** New Zealand

**PostCode:**

**eMail:** davelumsden11@gmail.com

**Daytime Phone:**

**Mobile:** 021 768 763

I could not  
Gain an advantage in trade competition through this submission  
I am  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to speak at the hearing?**

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

**Attached Documents**

File
David Lumsden



# FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991



**TO** // Queenstown Lakes District Council

Name of submitter [full name] **David Lumsden**

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):



**NAME OF** // Proposed or existing policy statement or plan and (where applicable) change or variation

Variation to Large Lot Residential A and Subdivision Rules

I  could /  could not\*\*

gain an advantage in trade competition through this submission.

\*I  am /  am not\*\*

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:

[give details] Rule 11.2.1.2  
Rule 11.5.9  
Rule 27.6.1



**MY SUBMISSION**

[Include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]

The intent of the variation is supported  but changes are sought to the wording of the proposed rules

11.2.1.2 - supported

11.5.9.1 Large Lot Residential  maximum of one residential unit per 2000m<sup>2</sup>.

11.5.9.2 not required as a result of the above change.

27.6.1 Amend text to 1500m<sup>2</sup> providing the average lot size is not less than 2000m<sup>2</sup>

\*If your submission relates to a proposed policy statement or plan prepared or changed using the collaborative planning process, you must indicate the following:

- > whether you consider that the proposed plan or policy statement or change fails to give effect to a consensus position and therefore how it should be modified; or
- > in the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan or policy statement should be modified.

\* This paragraph may be deleted if the proposal is not subject to a collaborative planning process.





# I SEEK THE FOLLOWING DECISION // From the local authority

[give precise details]  
 See a ove.

\*I  wish /  do not wish\*\* to be heard in support of my submission.

I  will /  will not\*\* consider presenting a joint case with others presenting similar submissions.

\* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.  
 \*\* Select one.



## SIGNATURE

\*\*Signature  
 [or person authorised to sign on behalf of submitter]

Date 20 November 2020

\*\* A signature is not required if you make your submission by electronic means.



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

Electronic address for service of submitter [email] davelumsden11@mail.com

Telephone [work] [home] [mobile] 021 768 763

Postal Address Old Racecourse Road Post code  
 [or alternative method of service ert Town 9305  
 under section 352 of the Act]

Contact person [name and designation, if applicable] Dave Lumsden



## NOTE // To person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



### Submitter Details

**First Name:** Antony Guy    **Last Name:** Nelson

**On behalf of:**

**Preferred method of contact**

**Postal Address:** 36 Ridgecrest

**Suburb:**

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** guy@sgltd.co.nz

**Daytime Phone:**

**Mobile:** 021 660 046

I could not  
Gain an advantage in trade competition through this submission  
I am  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

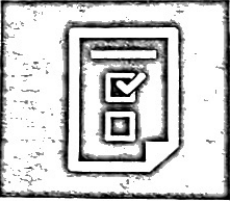
### Would you like to speak at the hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

### Attached Documents

File
Guy Nelson
Guy Nelson Email



# FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991

**TO** // Queenstown Lakes District Council

Name of submitter (full name) Antony Guy Nelson

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the proposal):

**NAME OF** // Proposed or existing policy statement or plan and (where applicable) change or variation

Proposed Rule change 27.6.1

I  could /  could not\*\*

gain an advantage in trade competition through this submission.

\*I  am /  am not\*\*

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:

[give details] large lot Residential Zoning A.  
27.6.1

**MY SUBMISSION**

[Include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]  
Strongly oppose the proposed rule change.  
See attached email.

\*If your submission relates to a proposed policy statement or plan prepared or changed using the collaborative planning process, you must indicate the following:  
> whether you consider that the proposed plan or policy statement or change fails to give effect to a consensus position and therefore how it should be modified; or  
> in the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan or policy statement should be modified.  
\* This paragraph may be deleted if the proposal is not subject to a collaborative planning process.

**I SEEK THE FOLLOWING DECISION // From the local authority**

[give precise details]  
The proposed change to allow  
land area to be reduced to  
1,500 in the Ridgecrest Area  
Does not proceed.

I wish /  do not wish\*\*

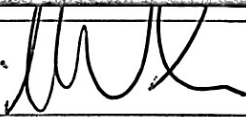
to be heard in support of my submission.

I will /  will not\*\*

consider presenting a joint case with others presenting similar submissions.

\* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.  
\*\* Select one.

**SIGNATURE**

\*\*Signature  
[or person authorised to sign on behalf of submitter] 

Date 20.11.20

\*\* A signature is not required if you make your submission by electronic means.

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

Electronic address for service of submitter [email] guy@sgltd.co.nz

Telephone [work] [home] [mobile] 021 660046

Postal Address [or alternative method of service under section 352 of the Act] 36 Ridgecrest Wanaka. Post code

Contact person [name and designation, if applicable] Guy Nelson - Trustee 36 Ridgecrest.

**NOTE // To person making submission**

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.  
Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):  
> it is frivolous or vexatious;  
> it discloses no reasonable or relevant case;  
> it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;  
> it contains offensive language;  
> it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Queenstown Lakes District Council  
Private Bag 50072, Queenstown 9348  
Gorge Road, Queenstown 9300

P: 03 441 0499  
E: services@qldc.govt.nz  
www.qldc.govt.nz

**Kat Robertson**

---

**From:** Guy Nelson <guy@sgltd.co.nz>  
**Sent:** Monday, 23 November 2020 9:47 AM  
**To:** pdpsubmissions  
**Cc:** Cush Nelson; Guy Nelson  
**Subject:** QLDC - proposed change 27.6.1  
**Attachments:** 2020-11-23 08.59.37.pdf

Please see attached submission.

In terms of the reason why I don't support this change it's is pretty simply.

Ridgecrest was designed and developed as subdivision some 20 years ago, it is also most fully build out. The Subdivision is extremely well thought out with great spaces and views for all sites (building platforms ensure all parties get good views, space, privacy) the rule change that allows this areas to be cut down to 2000m in my view was a poor decision as it totally contradicts the views of the council expressed in other parts of the planning documents. The council documents talk a lot about amenity value, I simply can't see how the first change satisfies this, let alone the now proposed move to 1,500m

When we build in Ridgecrest a number of years ago, it was a struggle to get power as we were one of the last sites to be develop and simply there was not the power available, my only conclusion could be that powers use change over time and the circa 28 lots in the subdivision were pulling more power than considered when the subdivision was planned, increasing the lots too potentially 56 as result of the change of size to 2000m will not help, 1500 will potentially make this worse.

Water quality, over the summer months it is well known that Wanaka has water quality issues, we have installed filters at our access point on the boundary which need to be cleaned once per week, that response from council staff when pictures are provided simply respond that it not the highest priority, again I find this hard to understand as the councils fundamental duty is to provide base services. It would appear that the council can allocate capital / find business cases to support whatever it wants given the circa \$40m proposed spend on new council building in Qtown and water issues are not resolved.

To be clear I have no issues will blocks on land being split down from 4000m to 2000m or even 1500 when they are planned for an provisioned for, the people that buy in those blocks understand the rules up front and can building accordingly. It is clear from the rules of 11.5.9 that the council has some concerns in terms of building coverage 11.5.2 and set back from internal boundaries 11.5.3 when considering RD

1. the effect on openness and spaciousness;
2. effects on views and outlook from neighbouring properties;
3. visual dominance of buildings;
4. landscaping

clearly moving to 1500m would have a material effect on all current residents of Ridgecrest. When looking at the plan objective "maintain and enhance residential character and high amenity values" the move to 1500 simply can't meet that objective in a developed subdivision on the basis of that not how the subdivision was planned or build out on, it can only having the effect of squeezing houses in and impact on the openness, views and landscaping of the subdivision.

If the council wants to / has an obligation to protect amenity value of existing subdivision this change should not go ahead.



So I strongly oppose the changes, for the above reasons.

As a note to the council the planned changes from 4000m to 2000m in this zone with regards to Ridgecrest was not well notified, in my view there a moral and ethical obligation from the council to work with rate payers of developed subdivisions that could effectively be “retrofitted” . While the council will argue that minimum reporting standards were met, this may well be fine for new subdivisions but effectively fully developed subdivisions it just poor form on behalf of the council and has material effects on various components that the council plan is obligated to protect and enhance.

Rids  
Guy Nelson.

---

**From:** Guy Nelson <guy@sgltd.co.nz>  
**Date:** Monday, 23 November 2020 at 9:00 AM  
**To:** Guy Nelson <guy@sgltd.co.nz>  
**Subject:** QLDC - proposed change 27.6.1

Rgds  
Guy Nelson  
+64 21 660046

### Submitter Details

**First Name:** Susan **Last Name:** Rutherford

**On behalf of:**

**Preferred method of contact** Email

**Postal Address:** 179 Cemetery Road

**Suburb:** Lake Hawea

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9382

**eMail:** rutherford.sue@gmail.com

**Daytime Phone:** 443 8445

**Mobile:** 0278997213

I could not Gain an advantage in trade competition through this submission

I am not directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

#### Would you like to speak at the hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Variation to Chapter 27

- Support
- Oppose
- Neutral

#### My submission is:

I support the amendment to Subdivision and Development Chapter 27 rule 27.6.1 so that the net area required is 1500m<sup>2</sup>m but that an area of 2000m<sup>2</sup> must be achieved.

#### I seek the following:

Attached Documents

File
No records to display.

### Submitter Details

**First Name:** joseph **Last Name:** fraser

**On behalf of:**

**Preferred method of contact** Email

**Postal Address:** 6 Sam John Place, RD 2

**Suburb:**

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9382

**eMail:** joseph\_fraser@hotmail.com

**Daytime Phone:**

**Mobile:** 0275304581

I could not Gain an advantage in trade competition through this submission

I am directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

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**Would you like to speak at the hearing?**

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

---

### Consultation Document Submissions

Variation to Chapter 11

- Support
- Oppose
- Neutral

**My submission is:**

to support this variation as i believe it important to make it easier for landowners to subdivide if they wish to do so.

**I seek the following:**

---

Variation to Chapter 27

- Support
- Oppose
- Neutral

**My submission is:**

to support this variation as i believe it important to make it easier for landowners to subdivide if they wish to do so.

**I seek the following:**

---

Attached Documents

File
------



File

No records to display.

### Submitter Details

**First Name:** Amelia **Last Name:** Crofut-Brittingham

**On behalf of:**

**Preferred method of contact** Email

**Postal Address:** 25 Sam John Place

**Suburb:**

**City:** Lake Hawea

**Country:** New Zealand

**PostCode:** 9382

**eMail:** amelia.ski.fun@gmail.com

**Daytime Phone:** 02040791797

**Mobile:**

I could not Gain an advantage in trade competition through this submission

I am not directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

#### Would you like to speak at the hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

---

### Consultation Document Submissions

Variation to Chapter 11

- Support
- Oppose
- Neutral

**My submission is:**

**I seek the following:**

---

Variation to Chapter 27

- Support
- Oppose
- Neutral

**My submission is:**

**I seek the following:**

---

Attached Documents

File
No records to display.



### Submitter Details

**First Name:** Peter **Last Name:** Whitworth

**On behalf of:**

**Preferred method of contact** Postal

**Postal Address:** 25 Sam John Place

**Suburb:**

**City:** Lake Hawea

**Country:** New Zealand

**PostCode:** 9382

**eMail:** peterwhit@hotmail.com

**Daytime Phone:** 0274607720

**Mobile:**

I could not Gain an advantage in trade competition through this submission

I am not directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

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### Would you like to speak at the hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

---

### Consultation Document Submissions

Variation to Chapter 11

- Support
- Oppose
- Neutral

**My submission is:**

I support this.

**I seek the following:**

---

Variation to Chapter 27

- Support
- Oppose
- Neutral

**My submission is:**

**I seek the following:**

---

Variation to Chapter 27

- Support
- Oppose
- Neutral

**My submission is:**

**28**

**I seek the following:**

---

Attached Documents

File
No records to display.

### Submitter Details

**First Name:** Leeann **Last Name:** Morton

**On behalf of:** Self

**Preferred method of contact** Email

**Postal Address:** 41 Lichen Lane

**Suburb:** Lake Hawea

**City:** Lake Hawea

**Country:** New Zealand

**PostCode:** 9382

**eMail:** leeann\_morton@yahoo.com

**Daytime Phone:** 0211374172

**Mobile:**

I could not Gain an advantage in trade competition through this submission

I am not directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

#### Would you like to speak at the hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Variation to Chapter 11

- Support
- Oppose
- Neutral

#### My submission is:

That the variation be passed.

#### I seek the following:

Variation to Chapter 11

- Support
- Oppose
- Neutral

#### My submission is:

That the variation be adopted. Many landowners are caught with the difficulty of providing access to sites right at the rear of their section, and this variation is a sensible solution to this problem.

#### I seek the following:

that the variation be adopted.

### Attached Documents

File

29

No records to display.

**Submitter Details**

**First Name:** Scott **Last Name:** Edgar

**Organisation:** Edgar Planning

**On behalf of:** Andrew & Jodie Howard

**Preferred method of contact**

**Postal Address:** 1 Kamahi Street

**Suburb:**

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** scott@edgarplanning.co.nz

**Daytime Phone:**

**Mobile:** 021 048 1313

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
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**Would you like to speak at the hearing?**

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

**Attached Documents**

File
Scott Edgar - Howard





## Form 5

### Submission on Proposed Queenstown Lakes District Plan

#### Variation to Large Lot Residential and Subdivision & Development Chapters

#### Clause 6 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Submitter: Andrew & Jodie Howard

Address for Service: Andrew & Jodie Howard  
C/- Edgar Planning Ltd  
1 Kamahi Street  
Wanaka 9305

Attn: Scott Edgar  
scott@edgarplanning.co.nz  
021 048 1313

#### 1.0 Background:

1.1 Andrew & Jodie Howard (the Submitters) are the owners of a residential property on Aubrey Road (Lot 2 DP 26757) that is zoned Large Lot Residential A under the Proposed District Plan. Their property measures 4013m<sup>2</sup> and includes an existing dwelling.

#### 2.0 The submission relates to the following provisions of the Queenstown Lakes District Council's Proposed District Plan:

- The proposed variation to the provisions of the Large Lot Residential and Subdivision & Development Chapters of the Proposed District Plan.

### 3.0 The submission is that:

The submitters **support** the proposed variations to the provisions of the Large Lot Residential and Subdivision & Development Chapters subject to minor amendments to Rule 27.6.1.

- 3.1 Through Stage 1 of the Proposed District Plan land that was previously zoned Rural Residential under the Operative District Plan around Wanaka and Albert Town was included within the Urban Growth Boundary and rezoned Large Lot Residential with the Large Lot Residential A and B zones including density limits and minimum lot sizes of 2000m<sup>2</sup> and 4000m<sup>2</sup> respectively. The Zone Purpose of the Large Lot Residential Zone includes the following statement relating to the Large Lot Residential A zone:

*“The zone generally provides for a density of one residence every 2000m<sup>2</sup> to provide for a more efficient development pattern to utilize the Council’s water and wastewater services while maintaining opportunities for a variety of housing options, landscaping and open space.”*

- 3.2 The general thrust of the Proposed District Plan in relation to urban areas has been to consolidate and provide for intensification within the urban growth boundary as a means of providing additional living opportunities while limiting the outward expansion of urban areas.
- 3.3 In practice however giving effect to the intensification that the Large Lot Residential A zone is intended to provide for has been problematic. This is largely due to Rule 27.6.1 which specifies a minimum net lot size of 2000m<sup>2</sup> with any access (i.e. Right of Way) or strip of land less than 6m wide being excluded from the net lot size.
- 3.4 Given that the majority of the land rezoned Large Lot Residential A has previously been developed under the Rural Residential provisions many of the rezoned properties include existing dwellings and lot sizes of 4000m<sup>2</sup>. Given the existing occupation of these properties it is often difficult to align boundaries to achieve the minimum net lot size of 2000m<sup>2</sup>. In addition leg in access is often required which makes it impossible to maintain the required net lot size (once the vehicle access is subtracted from the gross lot size), triggering a non-complying subdivision consent. So while the intent of the zone is reasonably clear the infill development

that the Large Lot Residential A zone seeks to provide for has in practice been difficult to achieve with publicly notified consent processes adding significant cost and uncertainty.

3.5 The submitters therefore support the intent of the proposed variations to the Large Lot Residential and Subdivision & Development Chapters of the Proposed District Plan however feel that there is still some ambiguity and uncertainty with the proposed variation, specifically in relation to Rule 27.6.1.

3.6 Rule 27.6.1 is as follows (incorporating the proposed variation):

*27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, an average net site area less than the minimum specified.*

<b>Zone</b>		<b>Minimum Lot Area</b>
<i>Residential</i>	<i>Large Lot Residential A</i>	<i>1500m<sup>2</sup> providing the total area of the site is not less than 2000m<sup>2</sup> average.</i>

3.7 Rule 27.6.1 therefore provides for a minimum net site area and an average net site area. So while the proposed variation seeks to enable infill subdivision on 4000m<sup>2</sup> sites where the minimum net site area cannot be achieved the inclusion of the 2000m<sup>2</sup> average does not, on strict reading of the rule, provide for that as the average is a net average. As such the situation remains that a complying subdivision of a 4000m<sup>2</sup> site could not be achieved if a leg in access is required as this would bring the average net site area below 2000m<sup>2</sup>.

3.8 While it is understood that the reference to the :“total area” of the site is intended to avoid this scenario (in that the definition of net site area is the total site area minus any access strip or Right of Way) the submitters consider that reference to an average gross site area would more clearly articulate the intent of the variation and avoid potential uncertainty in the future. On that basis the following alternative wording for the Rule 27.6.1 variation is proposed (additions shown underlined):

27.6.1 *No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, an average net or (in the case of the Large Lot Residential A Zone) average gross site area less than the minimum specified.*

<b>Zone</b>		<b>Minimum Lot Area</b>
<i>Residential</i>	<i>Large Lot Residential A</i>	<i>1500m<sup>2</sup> providing the total area of the site is not less than 2000m<sup>2</sup> average (gross).</i>

**4.0 The submitters seek the following decision from the Queenstown Lakes District Council:**

4.1 That the proposed variations to Policy 11.2.1.2 and Rules 11.5.9.1 to 11.5.9.3 are approved as notified.

4.2 That Rule 27.6.1 is varied to make specific reference to an average gross area of 2,000m<sup>2</sup> as set out in paragraph 3.8 above.

**5.0 The submitter could not gain an advantage in trade competition through this submission.**

**6.0 The submitter wishes to be heard in support of their submission.**

**7.0 If others make a similar submission the submitter would consider presenting a joint case at a hearing.**



.....  
**Scott Edgar (on behalf of Andrew & Jodie Howard)**

23 November 2020

**Submitter Details**

**First Name:** Alastair **Last Name:** Seyb

**Organisation:** Land Infrastructure  
Management Ltd

**On behalf of:** Land Infrastructure  
Management Ltd

**Preferred method of contact**

**Postal Address:** PO Box 22216

**Suburb:** Khandallah

**City:** Wellington

**Country:** New Zealand

**PostCode:** 6441

**eMail:** seyb@xtra.co.nz

**Daytime Phone:**

**Mobile:** 027 262 8052

I could not  
Gain an advantage in trade competition through this submission

I am  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to speak at the hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Attached Documents

File
Land Infrastructure Management Ltd

# FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN  
CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991

**TO** // Queenstown Lakes District Council

Name of submitter Land and Infrastructure Management Ltd

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):

**NAME OF** // Proposed or existing policy statement or plan and (where applicable) change or variation

Variation to Large Lot Residential A and Subdivision Rules

could /  could not\*\* gain an advantage in trade competition through this submission.

\* am /  am not\*\* 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:

Rule 11.2.1.2  
Rule 11.5.9  
Rule 27.6.1

QLDC Wanaka

23 NOV 2020

**MY SUBMISSION**

The intent of the variation is supported but changes are sought to the wording of the proposed rules:

11.2.1.2 - supported ✓

11.5.9.1 Large Lot Residential A: A maximum of one residential unit per 2000m2. ✓

11.5.9.2 not required as a result of the above change. ✓

27.6.1 Amend text to: 1500m2 providing the average lot size is not less than 2000m2 ✓

\*If your submission relates to a proposed policy statement or plan prepared or changed using the collaborative planning process, you must indicate the following:  
whether you consider that the proposed plan or policy statement or change fails to give effect to a consensus position and therefore how it should be modified; or  
in the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan or policy statement should be modified.

\* This paragraph may be deleted if the proposal is not subject to a collaborative planning process.

**I SEEK THE FOLLOWING DECISION // From the local authority**

See above.

\*I  wish /  do not wish\*\*

to be heard in support of my submission. ✓

I  will /  will not\*\*

consider presenting a joint case with others presenting similar submissions. ✓

\* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.

\*\* Select one.

**SIGNATURE**

\*\*Signature

Date 20 November 2020

\*\* A signature is not required if you make your submission by electronic means.

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

Electronic address for service of submitter

seyb@xtra.co.nz ✓

Telephone

027 262 8052

Postal Address

PO Box 22216 Khandallah, Wellington

Post code

6441

Contact person

Alastair Seyb

**NOTE // To person making submission**

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

it is frivolous or vexatious;

it discloses no reasonable or relevant case;

it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;

it contains offensive language;

it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



**Submitter Details**

**First Name:** Nicole **Last Name:** Malpass

**Organisation:** IP Solutions Ltd

**On behalf of:** Edward Trustee Ltd

**Preferred method of contact**

**Postal Address:** 15 Cliff Wilson Street

**Suburb:**

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** nicole@ipsolutions.nz

**Daytime Phone:**

**Mobile:** 021 080 60084

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

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**Would you like to speak at the hearing?**

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

**Attached Documents**

File
Nicole Malpass - Edward Trustee Ltd



## Form 5

### Submission on Proposed Queenstown Lakes District Plan

#### Variation to Chapter 11 Large Lot Residential A Zone, Variation to Chapter 27 Subdivision and Development, Resource Management Act 1991

To Queenstown Lakes District Council

Submitter Edward Trustee Ltd

Address for Service IP Solutions Ltd  
Unit 2 Ground Floor 15 Clive Wilson Street  
Wairarapa 9305

Att: Nicole Malpass  
nicole@ipsolutions.nz  
021 080 60084

#### Executive Summary

The submitter is in support of the variations proposed by Queenstown Lakes District Council in relation to the efficient and effective implementation of the Large Lot Residential Zone area of LLR Zone.

Edward Trustee Ltd are submitting in full support of Council's Section 32 evaluation and welcome the variations as notified.

#### **Background & Submission:**

E nicole@ipsolutions.n | P 02108060084 | A 15 Clive Wilson Street | Wana | W ipsolutions.n

---

Edward Trustee Ltd are the owners of 430 Grey Road and 1 Mount Roy Terrace which are both currently zoned as LLR.

The submitter believes it to be illogical that despite being able to build a complete second residential unit on a piece of land equal to or greater than 4000m<sup>2</sup> when seen in separate Land Tenure for those two units a notified resource consent process is necessary. This process is both exorbitantly expensive, stressful and arduous.

The submitter would like to highlight that the Large Lot Residential zone is that of *urban zoning* in which appropriate in-fill development is encouraged to provide efficient and compact urban form.

The submitter wishes to emphasize that a minimum of 1500m<sup>2</sup> will deliver on a type of character and residential amenity that would be anticipated within a large lot zone.

Given that the amended provisions are intended to provide greater certainty that the zone anticipates a density of one residential unit per 2000m<sup>2</sup> as stated in the Purpose Statement for the zone 11.1 and consequently make it a less arduous task for LLR zoned properties who meet the amended average to subdivide the notified variations of the PDP Chapter 11 Large Lot Residential and Chapter 27 Subdivision and Development are supported in their entirety.

It is requested that Council proceed with the variations as outlined in the Section 32 Valuation Report.

### **Summary of Submission**

Overall Edward Trustee Ltd wholly agree with Council's Section 32 Valuation Variation to Proposed District Plan for Chapter 11 Large Lot Residential zone and Chapter 27 Subdivision and Development on Policy 11.2.1.2 and 27.6.1.


E nicole@ipsolutions.n P 02108060084 A 15 Cl Wilson Street Wana W ipsolutions.n

---

**The submitter could not gain an advantage in trade competition through this submission.**

**The submitter wishes to be heard in support of their submission.**

**If others make a similar submission the submitter would consider presenting a joint case at a hearing.**

 .....

**Nicole Malpass (on behalf of Edward Trustee Ltd)**

20 November 2020

### Submitter Details

**First Name:** Kelly **Last Name:** Hamilton

**On behalf of:**

**Preferred method of contact**

**Postal Address:** 4 Sam John Place

**Suburb:**

**City:** Lake Hawea

**Country:** New Zealand

**PostCode:** 9382

**eMail:** hamikelly@gmail.com

**Daytime Phone:**

**Mobile:** 0221915886

I could not  
Gain an advantage in trade competition through this submission  
I am  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

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**Would you like to speak at the hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Attached Documents

File
Kelly Hamilton



# FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN  
CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991



**TO** // Queenstown Lakes District Council

Name of submitter [full name]

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):



**NAME OF** // Proposed or existing policy statement or plan and (where applicable) change or variation

I could /  could not\*\*

gain an advantage in trade competition through this submission.

\*I am /  am not\*\*

directly affected by an effect of the subject matter of the submission:

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\* 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:

[give details]



**MY SUBMISSION**

[Include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]

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I SEEK THE FOLLOWING DECISION // From the local authority

[give precise details]

\*I wish / do not wish\*\* to be heard in support of my submission.

I will / will not\*\* consider presenting a joint case with others presenting similar submissions.

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\*\* Select one.

SIGNATURE

\*\*Signature
[or person authorised to sign on behalf of submitter]

Date

\*\* A signature is not required if you make your submission by electronic means.



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

Electronic address for service of submitter [email]
Telephone [work] [home] [mobile]
Postal Address [or alternative method of service under section 352 of the Act] Post code
Contact person [name and designation, if applicable]



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> it discloses no reasonable or relevant case:
> it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
> it contains offensive language:
> it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



**Submitter Details**

**First Name:** Darryll Leigh    **Last Name:** Rogers

**On behalf of:**

**Preferred method of contact**

**Postal Address:** PO Box 75

**Suburb:** Rose Bay

**City:** New South Wales

**Country:** Australia

**PostCode:** 2029

**eMail:** darryllrogers@outlook.com

**Daytime Phone:**

**Mobile:** 0061 (0)478 901 011

I could not  
 Gain an advantage in trade competition through this submission  
 I am  
 directly affected by an effect of the subject matter of the submission that :  
 a. adversely affects the environment, and  
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**Would you like to speak at the hearing?**

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

**Attached Documents**

File
Darryll Rogers



# FORM 5: SUBMISSION

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CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991



**TO** // Queenstown Lakes District Council

Name of submitter [full name]

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\*I am /  am not\*\*

directly affected by an effect of the subject matter of the submission:

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\*\* Select one.



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

[give details]



**MY SUBMISSION**

[Include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]

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- > in the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan or policy statement should be modified.

\* This paragraph may be deleted if the proposal is not subject to a collaborative planning process.





# I SEEK THE FOLLOWING DECISION // From the local authority

[give precise details]

I wish /  do not wish\*\* to be heard in support of my submission.

I will /  will not\*\* consider presenting a joint case with others presenting similar submissions.

\* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.  
 \*\* Select one.



## SIGNATURE

\*\*Signature  
[or person authorised to sign on behalf of submitter]

Date

\*\* A signature is not required if you make your submission by electronic means.



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

Electronic address for service of submitter [email]

Telephone [work] [home] [mobile]

Postal Address [or alternative method of service under section 352 of the Act] Post code

Contact person [name and designation, if applicable]



## NOTE // To person making submission

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- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



**QLDC Submission – Re-zoning of Sam John Place, Lichen Lane and Grandview Place.**

**Original Submitter: Jude Battson (Lake Hawea, Wanaka, New Zealand, 9382)(Submitter No. 460) Original Point: 460.1 22 Rural Residential and Rural Lifestyle**

Dear QLDC,

This Submission seeks to provide evidence in support of the proposal to amend the zoning of the area around Sam John Place, Lichen Lane and Grandview Road to Town Zoning.

### **1. Historical intention of Hawea Community Plan.**

The long term township zoned boundaries of Lake Hawea have been strategically set to be within Cemetery Roads and Muir roads. This can be evidenced in page 8 of the Hawea Community Plan of June 2003 that can be source on the QLDC website at:

[http://www.qldc.govt.nz/assets/OldImages/Files/Small\\_community\\_plans/Hawea\\_Community\\_Plan.pdf](http://www.qldc.govt.nz/assets/OldImages/Files/Small_community_plans/Hawea_Community_Plan.pdf)

The Hawea Community Plan provides proposed rezoning maps and states that:

#### **KEY STRATEGIES – HAWEA COMMUNITY PLAN**

**The following key strategies are identified for achieving the (2020) vision.**

#### **4. MANAGING GROWTH**

##### **Residential**

**· The current zoning is adequate to provide for future projected growth at Hawea Flat and John's Creek. At Lake Hawea, the Township Zone should be extended through to Cemetery Road to provide for additional growth. This is considered to be a logical and well-contained boundary to guard against future sprawl.**

It has now been 14 years since the release of the Hawea Community Plan and this key strategy has not been implemented. The aim of a 2020 vision is not to play catch at the eleventh hour, but to realise the vision now so that by the time this milestone is reached a new vision can be planned and worked towards.

In formulating the latest district plan QLDC appears to have failed to take into account the 2020 vision of the Lake Hawea community. The Hawea Community Plan was put

into place using a steering committee, representatives from QLDC in addition to input from 130 individuals from the community. It is not the product of a small number of self-interested parties but the combined vision of the wider population and should be implemented in a timely fashion.

## **2. Intention of land owners**

As this strategy has been in place for nearly a decade and a half, the details of which have been freely communicated on the QLDC website, home owners in this area have purchased properties and positioned their homes in full expectation that zone changes will occur in the medium term. Please refer to Appendix 1.

Appendix 1. Shows that despite the fact that most properties are quite large, rather than placing homes in the centre of their sections to maximise space between neighbours, the great majority of home owners have consistently chosen to position their homes very close to their boundaries, often in relative close proximity to their neighbours.

These large remaining areas are not being used for livestock and are generally remain fallow or have low maintenance gardens/lawns.

It is imperative that the Town Plan of Hawea and the District Plan be amended to more accurately reflect the intentions of the Hawea Strategic Plan and the land owners of the area. This will give all effected property owners certainty for their future

## **3. Alignment to QLDC strategic objectives.**

In addition to the alignment to the Hawea Community Plan, this rezoning proposal aligns perfectly to the following QLDC strategic objectives:

### **3.2.1. Goal - Develop a prosperous, resilient and equitable economy.**

#### **Objective 3.2.1.5 Maintain and promote the efficient operation of the District's infrastructure, including designated Airports, key roading and communication technology networks.**

Rezoning this area will greatly increase the utilisation of existing town infrastructure and roading. This area is already serviced by town water, sewerage and waste removal so by increasing the housing density council will receive additional rates revenue, development contributions and optimum use of existing infrastructure.

### **3.2.2. Goal - The strategic and integrated management of urban growth**

#### **Objective 3.2.2.1 Ensure urban development occurs in a logical manner:**

- **To promote a compact, well designed and integrated urban form;**
- **To manage the cost of Council infrastructure; and**
- **To protect the District's rural landscapes from sporadic and sprawling development.**

Rezoning this area will lessen the need for further green field development of the Lake Hawea Township

**Policies 3.2.2.1.4 Encourage a higher density of residential development in locations close to town centres, local shopping zones, activity centres, public transport routes and non-vehicular trails.**

**Policies 3.2.2.1.5 Ensure UGBs contain sufficient suitably zoned land to provide for future growth and a diversity of housing choice.**

**Policies 3.2.2.1.6 Ensure that zoning enables effective market competition through distribution of potential housing supply across a large number and range of ownerships, to reduce the incentive for land banking in order to address housing supply and affordability.**

Considering that there are a relatively small number of property developers that drip feed sections onto the market giving the illusion of lack of supply it is important that the above policies are actioned so that there are more market participants to spur competition.

In addition it should be noted that the last release of sections in Lake Hawea sold out in a matter of hours – clearly there is a supply deficiency that needs to be addressed.

It should also be noted that the latest release of town zoned land in Lake Hawea was priced higher for lots adjacent to Rural Residential Zoning. As a result the developer was financially rewarded for the adjacent zoning, whilst existing residents will shortly lose their greenfield outlook

**Objective 3.2.4.8 Respond positively to Climate Change.**

**Policies 3.2.4.8.1 Concentrate development within existing urban areas, promoting higher density development that is more energy efficient and supports public transport, to limit increases in greenhouse gas emissions in the District.**

This proposed re-zoning will allow higher density development than the existing rural residential zone resulting in greater efficiency and potentially lower greenhouse gas emissions.

**Objective 3.2.5.3 Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.**

**Policies 3.2.5.3.1 Direct urban development to be within Urban Growth Boundaries (UGB's) where these apply, or within the existing rural townships.**

Rezoning this area will reduce the need for further development of greenfield sites. Each time greenfields sites are developed significant environmental, financial and administrative costs are incurred. By increasing potential land stock within existing developed areas the need for greenfields developments can be reduced. That way the true rural nature of the landscape can be retained around the greater Lake Hawea township.

**3.2.6 Goal - Enable a safe and healthy community that is strong, diverse and inclusive for all people.**

**Objective 3.2.6.1 Provide access to housing that is more affordable. 3 – 6 QLDC PROPOSED DISTRICT PLAN [PART TWO] AUGUST 2015 3 strategic direction**

**Policies 3.2.6.1.1 Provide opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs.**

**Policies 3.2.6.1.2 In applying plan provisions, have regard to the extent to which minimum site size, density, height, building coverage and other controls influence Residential Activity affordability.**

Providing for the potential for increased land stock will naturally relieve pricing supply pressures on the local market. Having an ample and steady stream of land puts first home buyers and those on lower incomes at an advantage in attaining a property in one of the most expensive areas of the country.

Unlike most other developments in the region there does not exist the same covenants over this land which enables home owners/builders to recycle and relocate homes from other areas (e.g. Christchurch). This is a much more economical and sustainable solution than building from the ground up.

Hawea has long been the more affordable neighbour to Wanaka even though its natural surroundings are just as magnificent. Having a continued low cost option for the wider community will only be possible if there is ample land stock being made available by vendors outside the very small number of large scale developers so that true market competition can take place.

Re-zoning still needs to be done in a sensitive way so that the character of any development is in line with the wider Lake Hawea community. Minimum lot sizes should remain generous (e.g. 800m<sup>2</sup>) so that there is ample green space and buffer zones between new homes.

This will provide another option for low income home owners who are presently only offered homes on small lot sizes within the Wanaka township that do not provide adequate space for growing families.

#### **4. Opposition to the re-zoning proposal**

Despite that the Hawea Community Plan has been in existence for over a decade, there may be land owners who have not been aware of it, or the strategic objectives of the wider QLDC and may find zoning changes unwelcome. That being said they are under no obligation to subdivide their own properties and can retain the space around them that they have originally purchased.

Most established properties already have extensive screening up to two to three metres tall around their homes so additional neighbours should not be visually disruptive.

It is important to point out that re-zoning this area is within the Hawea Community Plan and should not be stymied by vested interests that did not perform adequate due diligence when they initially purchased their property.

## 5. Conclusion

As Hawea and the wider district grapples with the pressures of increased population growth and its encroachment on the surrounding virgin landscape, this proposal allows the council to ease this pressing issue whilst simultaneously fulfilling the Hawea Community Plan in a sustainable and environmentally sensitive way.

In many areas of operation the council has to consider many different and often conflicting aims and interests – the proposal to re-zone this area of Lake Hawea is fortuitous as it is not only is devoid of these conflicts, but successfully addresses each of them.

- The proposal is in line and fulfils the Hawea Community Plan and its 2020 vision.
- The proposal is in line with multiple QLDC strategic goals, objectives & policies
- It will provide much needed land stock to relieve price pressures and increase competition in the market
- It offers greater flexibility in building options so that sustainable and recycled material can be used
- 800m<sup>2</sup> minimum lot sizes gives low income owners wider options than small lot sizes within the Wanaka township
- Allows optimal utilisation of existing infrastructure
- Landowner's homes have already been positioned for future re-zoning
- Reduces and delays the need for the development of greenfield sites
- Existing landowners are under no compulsion to subdivide their own properties and can continue to enjoy the quiet enjoyment of their large properties.

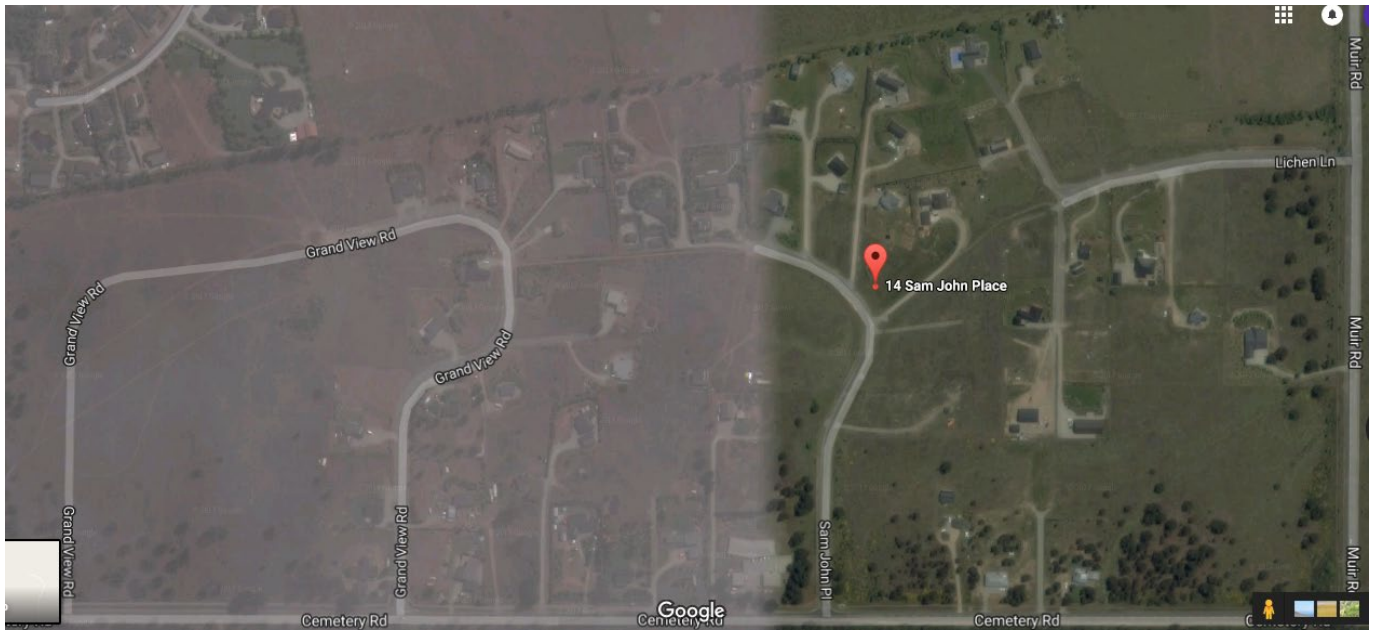
The QLDC has a duty of care and an obligation to its ratepayers to fulfil the Hawea Community Plan established by the Hawea residents over a decade ago. With 2020 fast approaching QLDC would be remiss not to enact this submission promptly.

If you have any questions in relation to the above submission, please do not hesitate to ask.

Regards

Darryll Rogers  
14 Sam John Place  
Lake Hawea  
darryllmel@hotmail.com

Appendix 1.





Dear QLDC,

I am writing this submission in response to the Variation to provisions of the Large Lot Residential and Subdivision & Development Chapters

As a bit of background, I presented to the Commissioner during earlier hearings in regards to the rezoning of the rural residential area in Lake Hawea.

At this hearing the submitters petitioned Council for this area to be changed to town zoning in the revised District Plan so as to be consistent with the Hawea 2020 plan that was formalized now some 16 years prior.

At the time of the hearing the SHA in Hawea had not yet been approved so it seemed very strange for an area within the established town boundary to contain large lots when there was a concerted push to develop green fields sites into small sections outside the town boundary.

Near the end of the hearing the Commissioner asked submitters if we would consider a compromise with rezoning to allow sections to be reduced in size to 2000m<sup>2</sup>. There was no indication at the hearing if this was a "net" or "gross" value.

I foresaw the issue with this proposal, with many sites being 4000m<sup>2</sup>, the rezoning would in many cases create a conceptual impossibility to subdivide existing sections due to the need for right of ways and services easements.

I brought up this issue immediately with the Commissioner in the hearing and suggested that instead of a 2000m<sup>2</sup> minimum lot size it would be more workable to have a minimum lot size of 1500m<sup>2</sup>. This would both negate the issue of right of ways, and also be a better use of land resources within the town boundaries for those parcels of land that had not yet been subdivided down to 4000m<sup>2</sup>.

Despite being a layperson, my foresight was ignored, now two years later and potentially hundreds of thousands of dollars spent by Council and property owners that have had to have unnecessary hearings, we are once again revisiting an issue that could have easily be avoided at the time.

Although the proposed change to the earlier deficient plan change is welcome - it does not go far enough in ensuring unintended consequences do not occur in the future, or that scarce land resources are best utilised within existing town boundaries.

There is very strong opposition to greenfield developments in Hawea south of Cemetery Road, yet at the same time land within the town boundary is not being used to its full extent.

To this end the better outcome is to remove the requirement for sections to be an average of 2000m gross, yet retain the minimum 1500m<sup>2</sup> net requirement.

Sections that are currently sitting at or close to 4000m<sup>2</sup> will be able to meet the 1,500m<sup>2</sup> requirement, and due to their size will ensure density is an average of 2000m<sup>2</sup> across the existing site.

Alternatively, sections that are somewhat larger than 4000m<sup>2</sup> will be able to more efficiently use their available space resulting in better utilisation of existing infrastructure and scarce land, with marginal change to building density.

In the case of Lake Hawea, 1,500m<sup>2</sup> is significantly larger than section sizes allowable under town zoning which this area has for nearly two decades been earmarked for.

I would like to speak at the Hearings scheduled for this district plan change. As I am currently overseas, I would like to do this remotely via phone, zoom, or something similar.

I have included my earlier submissions on the rezoning of this area in Hawea that demonstrates that a higher density is warranted, and addresses the concerns of those that do not want this to occur. I wish these to be considered as part and parcel of this submission to ensure Council have the appropriate background and justification of my position.

Considering the cost, time and resources wasted as a result of council overlooking my suggestion during the previous hearing, I would ask that my views be given the appropriate weight at this time.

If you have any questions, please do not hesitate to ask.

Warmest regards.

Darryll Rogers

Darryll Rogers  
14 Sam John Place  
Lake Hawea RD2 9382

17<sup>th</sup> May 2017

**Attention – Chair Stream 12 Upper Clutha Mapping**

**Re: Request to provide response to QLDC rebuttal to Hearing members prior to the 25<sup>th</sup> May Hearing**

**Original Submitter: Jude Battson (Lake Hawea, Wanaka, New Zealand, 9382)(Submitter No. 460) Original Point: 460.1 22 Rural Residential and Rural Lifestyle**

Dear Trevor Robinson

I would like to lodge a reply to the QLDC rebuttal's in relation to the above submission prior to the Stream 12 Lake Hawea hearing to be held on the 25<sup>th</sup> of May to ensure that it as constructive as possible and that attendees can consider these items well prior to the meeting.

It is necessary to respond to the rebuttals put forward by Mr Craig Barr on behalf of the QLDC as they are factual incorrect, logically inconsistent, strawmen arguments and are in direct conflict with the strategic aims of the QLDC. This would lead to an outcome that is far from optimal.

Prior to addressing Mr Barr's rebuttals, it is important to highlight that the QLDC did not attempt to address the following arguments in my submission, as such the QLDC has conceded these points:

- The proposal is in line and fulfils the Hawea Community Plan and its 2020 vision.
- The proposal is in line with multiple QLDC strategic goals, objectives & policies
- It will provide much needed land stock to relieve price pressures and increase competition in the market
- It offers greater flexibility in building options so that sustainable and recycled material can be used
- 800m2 minimum lot sizes gives low income owners wider options than small lot sizes within the Wanaka township
- Allows optimal utilisation of existing infrastructure
- Land-owner's homes have already been positioned with the expectation of future re-zoning
- Reduces and delays the need for the development of greenfield sites
- Landowners are under no compulsion to subdivide their own properties and can continue to enjoy the quiet enjoyment of their large properties.

## Reply to 7.2 - 11.10 and 11.11 of section 42A Group 1 A Wanaka Urban and Lake Hawea evidence

### Traffic:

**100 km/h speed limit** – There are 29 driveways and intersections along the Domain Road/Cemetery Road border of Lake Hawea. These include the river cycling track and also the Hawea Flat Primary School cycling track. In addition there are also two permanent school bus stops. Notwithstanding the proposed re-zoning, this speed limit should be reduced to 70km/h similar to that of Muir Road that has only one driveway and the entrance to Lichen Lane. Rezoning of the proposed area will be a welcome impetus for reducing this speed limit resulting in much greater road safety for local residents.

**Road Widening** – The following intersections do not currently have right hand turn bays, so there is no local precedent that one would be required for Sam John Place:

- Cemetery Road and Muir Road (100km/h)
- Cemetery Road and Domain Road (100km/h)
- Cemetery Road and Grandview Place (100k/h) (soon to have town zoned traffic exiting/entering this intersection)
- Domain Road and Noema Terrace (50km/h)
- Domain Road and Timsfield Drive (50km/h)
- Domain Road and Cappell Avenue (50km/h)

**Widening Sam John Place** – Sam John Place is 5.6 metres wide. This compares favourably to roads that service much higher density living. Take for example Kirimoko Crescent in Wanaka which is only 5 metres wide. As such there is no need to widen these streets given that housing density would be much lower than that contained in this area of Wanaka. Also it must be noted that the higher density Grandview development also links to the existing Grandview Place which is also a similar width than Sam John Place.

Ms Banks concedes that roading is sufficient for the reduction of minimum lot sizes to 2000m<sup>2</sup>

**Infrastructure** – Appropriate analysis needs of a town zone has not been adequately conducted to make an informed decision. Mr Glasner can only state that infrastructure “may” require substantial upgrades – this is entirely insufficient with no quantifiable evidence presented by the QLDC.

Mr Glasner did concede that additional lots at a larger 2000m<sup>2</sup> would not have a significant impact on infrastructure, and thus concedes that infrastructure is sufficient for the reduction of minimum lot sizes to 2000m<sup>2</sup>

At the very least, roading and services infrastructure in this area are underutilised by at least 50%. This is a very poor use of resources, considering that greenfields developments are being constructed at great cost.

### Ecology and Environment:

Mr Davis concedes that rezoning would be appropriate from an ecological perspective

**Summary:**

Despite QLDC's own evidence that existing infrastructure is at least 50% underutilised and environmental concerns are absent, Mr Barr is unable to find any "identifiable benefit" for rezoning.

To re-iterate what is summarised above and outlined in detail in my original submission, the following identifiably benefits of rezoning include, but are not limited to:

- The proposal is in line and fulfils the Hawea Community Plan and its 2020 vision.
- The proposal is in line with multiple QLDC strategic goals, objectives & policies
- It will provide much needed land stock to relieve price pressures and increase competition in the market
- It offers greater flexibility in building options so that sustainable and recycled material can be used
- 800m2 minimum lot sizes gives low income owners wider options than small lot sizes within the Wanaka township
- Allows optimal utilisation of existing infrastructure
- Land-owner's homes have already been positioned with the expectation of future re-zoning
- Reduces and delays the need for the development of greenfield sites
- Landowners are under no compulsion to subdivide their own properties and can continue to enjoy the quiet enjoyment of their large properties.

Mr Barr believes a "hard urban edge" provides a "coherent landscape buffer". This is purely an aesthetic preference and does not form part of the Urban Design Strategy. As can be seen from Appendix 1 the Hard Urban Edge at the south side of Timsfield is hardly pleasing to the eye or coherent.

The current "Rural Residential Character" that Mr Barr speaks of is sadly lacking in this development at present. Most homes are positioned at one far end of their sections (often in very close proximity to other neighbours) awaiting re-zoning with most of their properties remaining fallow with exotic grasses. Current residents do not own livestock.

Mr Barr's conclusion appears very much at odds with both the evidence brought forward by the QLDC and the strategic goals of the QLDC.

**Reply to 7.3 – Re-zoned land in multiple ownerships & infrastructure connectivity**

Mr Barr's opinion on point 7.3 in relation to re-zoned land being in multiple ownerships is in direct conflict with the stated strategic aims of the QLDC.

The strategic aims of the QLDC state that:

**Policies 3.2.2.1.6 Ensure that zoning enables effective market competition through distribution of potential housing supply across a large number and**

**range of ownerships, to reduce the incentive for land banking in order to address housing supply and affordability.**

The existing cul-de-sacs at Grandview Place, Lichen lane and Sam John Place provide the same level of roading access and connection compared to both Tim's Field stage one and the new Grandview Subdivision. Both Timsfield and Grandview developments are glorified cul de sacs that funnel traffic into a single entry/exit point to connecting roads (Domain and Cemetery roads respectively).

It is factually incorrect to state that there is insufficient walking or cycling opportunities when there are dedicated and pre-existing off road walking and cycling tracks that connect Lichen Lane, Sam John Place and Grandview Road to each other and the surrounding walking and bicycle infrastructure. (Please Refer to Appendix 2)

Prior to the recent commencement of development work at the Grandview subdivision which has temporarily closed of this area for Health and Safety considerations it was possible to walk or ride from Sam John Place and Lichen lane into central Hawea without using either Muir or Cemetery roads.

From our property, two thirds of the way up Sam John Place it takes approx. 35 Seconds to ride to the bike path along Cemetery Road, 10 Seconds to ride to the dedicated waking track to Lichen lane and 20 seconds to ride to the dedicated walking track to Grandview Drive. This is certainly not a lack of connectivity.

As mentioned above, most land owners have positioned their existing homes, not in the centre of their sections to be as far away from neighbours as possible, but very close to section edges to allow for future subdivision.

**Reply to 7.4 – Hawea Community Strategic Plan (2020 Vision)**

The outcomes in the Hawea 2020 document quoted by Mr Barr to support his argument relate to the surrounding landscape and not to the area proposed to be re-zoned bordered by Muir & Cemetery Roads. These outcomes should not be used as evidence to refute the rezoning as they would be in direct conflict with the first key strategy of Hawea's 2020 vision.

The Hawea 2020 document does not "suggest" that urban development "could" extend to the east up to Cemetery road as stated in the rebuttal - it defines clearly in black and white:

**The following key strategies are identified for achieving the vision.**

**4. MANAGING GROWTH Residential · The current zoning is adequate to provide for future projected growth at Hawea Flat and John's Creek. *At Lake Hawea, the Township Zone should be extended through to Cemetery Road to provide for additional growth. This is considered to be a logical and well-contained boundary to guard against future sprawl. (See Figure 2)***

**Reply to 7.5 – QLDC's obligation to implement community plans.**

I find Mr Barr's comment that the QLDC is not obligated to fulfil the strategic aims of the Hawea community plan perplexing and frankly alarming. This document is on the QLDC website and states in its conclusion that:

## 10. CONCLUSIONS

**This Plan has identified the vision for Hawea, and detailed what the community wishes to see in terms of catering for and managing growth.**

**It provides the basis for future planning and management of the Hawea area. From here, the Plan will be received by the Council as the Community Plan for Hawea.**

**Following its receipt, it will feed into the – Long Term Community Plan - that Council is required to produce. The Council will produce and adopt the LTCCP by July 2004.**

I seriously question the relevance and purpose of Community Plans if their primary strategic aims can be just categorically ignored by the wider council and take well over a decade to enact.

### **Reply to 7.6 – Restatement of prior rebuttals**

Mr Barr does not provide further arguments, he simply restates his previous rebuttals

### **Reply to 7.7 – Cul de sac form of existing roading & connectivity**

The proposed area for re-zoning is consistent with all of the recent higher density developments bordering Cemetery Road that are also cul de sacs with a single entry/exit point. The proposed rezoning would be in keeping with the same level of connectivity

Initial development at a high density is no guarantee of an effective or attractive buffer, and similarly later infill development is more than capable of providing an attractive aesthetic – for example the former Wanaka Primary School site. The two concepts are not automatically mutually exclusive. Please refer to Appendix 1.

### **Reply 7.8 – Greenfields development outside of the Town border**

The rebuttal presented is a Strawman argument

In my submission I referred to the greenfield developments within the development window, rather than outside of it. Currently new infrastructure work is being done in greenfield sites that will dramatically alter the character of these areas (e.g. one site has recently had a forestry plantation removed). It is economically and environmentally inefficient to develop brand new developments (whether they are in or outside of the development window) when there is underutilised infrastructure and roading already in place.

Mr Barr's opinion that there are adequate housing choices and opportunities in Hawea is factually incorrect – especially considering the QLDC's aim to make the region more accessible and affordable.

Due to the rapid rise in house prices in Wanaka, the financial demographics of the region are causing more people to look to towns like Hawea and Luggate as close alternatives. As an illustration it took Timsfield several years to fully sell, with sections starting at \$130k and sometimes changing hands down as far as \$110k. Sections in new developments at Sentinel Park (Grandview Road) are selling for \$250k and the latest release sold out in a day. House and land packages in Hawea start at

around \$600k. The median sale price at Lake Hawea has increased by \$207,500 in the last twelve months, an increase of 49%.\* How this can be seen as adequate opportunities shows the QLDC's total lack of grasp of financial reality for residents.

\*Real Estate Institute of NZ comparison periods are Jan-Apr 2017 to Jan-Apr 2016

The small amount of developers in the region are price makers rather than price takers and trickle housing supply onto the market to maintain the illusion of short supply. It is irrelevant how much land is zoned a particular way, what is important is how many vendors are bringing sufficient sections onto the market to spur competition – currently clearly this is not the case considering the nearly 100% rise in Lake Hawea section prices in the last few years.

### **Reply 7.9 – Greenfields development & growth estimates**

This is another strawman argument.

As stated above, the reference to greenfields in my submission was not directed to the area outside of the development window, but greenfields within it

It must be noted that the QLDC has a proven history of underestimating the growth of the Central Lakes District. This is why we have multiple commercial centres in both Wanaka and Queenstown and also very high density residential developments that are further from town centres than significantly lower density zonings - e.g. Aubrey Road large lots vs high density Northlake. This proposal seeks to negate the risk of this occurring at Lake Hawea.

### **Reply 7.10 – Guarantee of new land stock.**

This argument contradicts Mr Barr's previous rebuttal about the adequate supply of township zoned land within Hawea to meet demand. There is no guarantee that *any* land owners will subdivide within Town Zones – but the more landowners that have the ability, the chance is dramatically increased – as per the council's stated strategic aims mentioned above.

Furthermore, currently due to zoning restrictions no-one in the proposed rezoning area can subdivide, so rezoning would be an almost infinite improvement to these odds.

In addition, if some land owners prefer to retain their current properties in their existing state, neighbouring properties will benefit from the mix of land density uses and there will be a greater diversity of options brought to market.

Lastly, although there is sufficient infrastructure and roading for higher density re-zoning to occur, Mr Barr's argument in this case negates his earlier concern of infrastructure pressures.

### **Conclusion**

In summary, the rebuttals brought forward do not form a cohesive argument, and do not support the conclusion that has been reached.

The QLDC's rebuttals have been demonstrated to be:

- Factually incorrect
- Logically inconsistent,



- Subjective aesthetic preferences not supported by Council strategic aims.
- Strawmen arguments, and most concerning
- In direct conflict with QLDC's own stated Strategy and Policies.

As they have not been addressed in the rebuttal, the QLDC have conceded a significant number of arguments that were presented in my submission that clearly demonstrate that this rezoning is in direct alignment to the Strategic aims of the QLDC.

Conclusions reached in the rebuttal appear to be on a subjective basis rather than on the objective Environmental, Infrastructure and Roading evidence presented by the QLDC itself. All three of these aspects have no objection to a higher density rezoning to minimum lot sizes of 2000m<sup>2</sup> whilst simultaneously providing an insufficient quantifiable basis for refuting a change to town zoning.

I urge this Hearing to carefully consider all the arguments presented in this submission. In particular the fact that the QLDC has been unable to address most of them, and the ones they have provided rebuttals for have largely not been based on fact or precedent.

If this doesn't occur the QLDC will inevitably make poor decisions that do not stand up to any kind of environmental or infrastructure utilisation scrutiny and will continue to see the region become an elite enclave where only the wealthy can reside, and a fractured community where younger generations are forced to leave due to unaffordable housing.

If you have any questions in relation to the above, please do not hesitate to contact me.

Warmest regards

Darryll Rogers

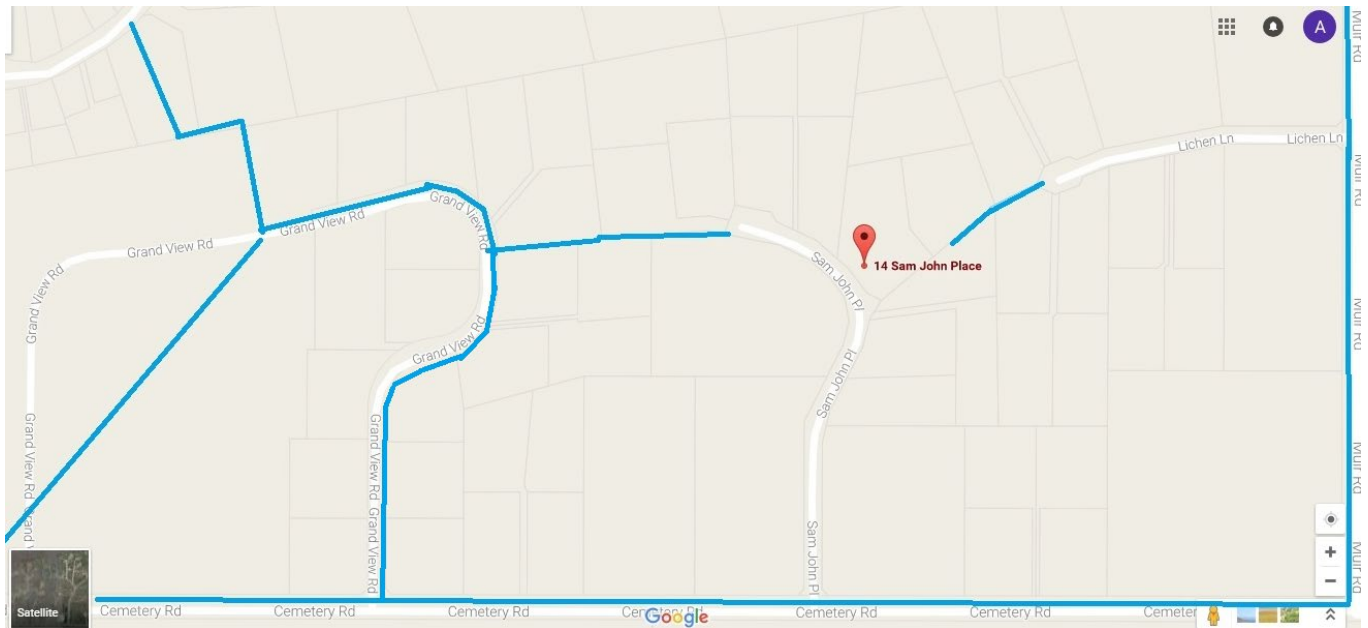
Appendices

Appendix 1 – Hard urban boundary – Timsfield southern border

1.1



**Appendix 2 – Bicycle and Cycle connectivity of area to Central Lake Hawea (Blue lines outline bike and walking routes)**



### Submitter Details

**First Name:** Cush **Last Name:** Nelson

**On behalf of:**

**Preferred method of contact**

**Postal Address:** 36 Ridgecrest

**Suburb:**

**City:** Wanaka

**Country:** New Zealand

**PostCode:** 9305

**eMail:** cushnelson@sgltd.co.nz

**Daytime Phone:**

**Mobile:** 021 633 694

I could not  
Gain an advantage in trade competition through this submission  
I am

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to speak at the hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Attached Documents

File
Crush Nelson

**Kat Robertson**

---

**From:** Cush Nelson <cushnelson@sgltd.co.nz>  
**Sent:** Monday, 23 November 2020 8:26 PM  
**To:** pdpsubmissions  
**Subject:** QLDC - proposed change 27.6.1

I would like to object to the proposed cba be 27.6.1

Ridgecrest was designed and developed as subdivision some 20 years ago, it is also mostly fully built on. The Subdivision is extremely well thought out with great spaces and views for all sites (building platforms ensure all parties get good views, space, privacy). The rule change that allowed these areas to be cut down to 2000m in my view was a poor decision as it totally contradicts the views of the council expressed in other parts of the planning documents.

When we built in Ridgecrest a number of years ago, it was a struggle to get power as we were one of the last sites to be develop and simply there was not the power available, my only conclusion could be that powers usage has changed over time and the circa 28 lots in the subdivision were pulling more power than considered when the subdivision was planned, increasing the lots too potentially 56 as result of the change of size to 2000m will not help, 1500 will potentially make this worse.

Water quality, over the summer months it is well known that Wanaka has water quality issues, we have installed filters at our access point on the boundary which need to be cleaned once per week, that response from council staff when pictures are provided simply respond that it not the highest priority, again I find this hard to understand as the councils fundamental duty is to provide basic services.

To be clear I have no issues will blocks of land being split down from 4000m to 2000m or even 1500 when they are planned for an provisioned for, the people that buy in those blocks understand the rules up front and can building accordingly. It is clear from the rules of 11.5.9 that the council has some concerns in terms of building coverage 11.5.2 and set back from internal boundaries 11.5.3 when considering RD

1. the effect on openness and spaciousness;
2. effects on views and outlook from neighbouring properties;
3. visual dominance of buildings;
4. landscaping

clearly moving to 1500m would have a material effect on all current residents of Ridgecrest. When looking at the plan objective “maintain and enhance residential character and high amenity values” the move to 1500 simply can’t meet that objective in a developed subdivision on the basis of that not how the subdivision was planned or built on, it can only have the effect of squeezing houses in and impact on the openness, views and landscaping of the subdivision.

The council has an obligation to protect amenity value of existing subdivision this change should not go ahead.

So I strongly oppose the changes, for the above reasons.

As a note to the council the planned changes from 4000m to 2000m in this zone with regards to Ridgecrest was not well notified, in my view there a moral and ethical obligation from the council to work with rate payers of developed subdivisions that could effectively be “retrofitted” . While the council will argue that minimum reporting standards were met, this may well be fine for new subdivisions but effectively fully developed subdivisions it just poor form on behalf of the council and has material effects on various components that the council plan is obligated to protect and enhance.

I strongly oppose the changes

Kind regards  
Cush Nelson  
36 ridgecrest  
Wanaka  
021 633 694

**Re: Submission on Large Lot Residential A plan change**

Sarah Picard &lt;Sarah.Picard@qldc.govt.nz&gt;

Mon 14/12/2020 12:00 PM

To: Cush Nelson &lt;cushnelson@sgltd.co.nz&gt;

Thanks you - I will make sure it is corrected.

Ngā mihi

Sarah

---

**From:** Cush Nelson <cushnelson@sgltd.co.nz>  
**Sent:** Monday, 14 December 2020 11:56 AM  
**To:** Sarah Picard <Sarah.Picard@qldc.govt.nz>  
**Subject:** Re: Submission on Large Lot Residential A plan change

Hi

It's Cush Nelson

Thanks

Cush Nelson  
021 633 694

On 14/12/2020, at 10:32 AM, Sarah Picard &lt;Sarah.Picard@qldc.govt.nz&gt; wrote:

Mōrena,

I am checking the submissions for the Large Lot Residential A plan change.

I note that the name in our system is 'Crush', however your email notes 'Cush'. Can you please confirm the name that you wish for us to use.

Ngā mihi

Sarah

---

**Sarah Picard** | Senior Planner (Policy) | Planning & Development  
Queenstown Lakes District Council  
DD: +64 3 4430419 | P: +64 3 441 0499  
E: [sarah.picard@qldc.govt.nz](mailto:sarah.picard@qldc.govt.nz)

&lt;Outlook-0uwkn3t2.png&gt;