



# FORM 13: SUBMISSION

ON A RESOURCE CONSENT APPLICATION



Resource Management Act 1991 Section 96



**TO** // Queenstown Lakes District Council



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

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## APPLICANT DETAILS

Applicant's Name: Northlake Investments Limited

Application Reference Number: Plan Change 53 - Northlake

Details of Application:

- a. Adjust the Northlake Special Zone Structure Plan boundaries; and
- b. Amend the retail floor area rule in the Northlake Special Zone; and
- c. Delete the Northlake Special Zone community facility rule in Chapter 15 of the Operative District Plan; and
- d. Amend the signage rules in Chapter 18 of the Operative District Plan for commercial buildings in Activity Area D1 of the Northlake Special Zone
- e. Make consequential amendments to specific rules

Location of Application:

Northlake Wanaka



## SUBMISSION

☐ I Support / ☒ I Oppose the application

☐ I Do / ☒ I Do not wish to be heard in support of my submission



## SIGNATURE

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

Date 15/02/2018

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



## MY SUBMISSION IS

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The particular parts of the application I support or object to are:

**WITHDRAWN****53/09**

Oppose - Adjust the Northlake Special Zone Structure Plan boundaries

Oppose - Amend the retail floor area rule in the Northlake Special Zone

Oppose - Amend the signage rules in Chapter 18 of the Operative District Plan for commercial buildings in Activity Area D1 of the Northlake Special Zone



## THE REASONS FOR MY SUBMISSION ARE:

Northburn Road and Mt Linton Place roading appear to have been built to the most minimal size possible after being approved based on a development of 800 Northlake residents requiring access and traffic flows based on residential use.

As outlined in the transport document an additional 2595 residences not originally planned to access this area will now be looking to use access through these streets to a larger commercial area. This will include commercial delivery trucks with no restrictions to access points.

A third and potentially different brand supermarket in Wanaka could appeal to a much larger number of residences in Wanaka, all of whom are close enough to chose Northlake as their preferred supermarket.

Carriageway Consulting makes note that many of these vehicles will have stopped going to other locations in Wanaka and therefore will be assisting the congestion problems in this town. However, while decreasing congestion in other specific commercial zones in other parts of Wanaka, this change will now spread the congestion into residential areas not built or designed to take the increased pressures. i.e Northburn Road, Mt Linton Ave.

Restrictions are needed to keep Northburn Road & Mt Linton Place sufficiently residential focused.



## MY SUBMISSION WOULD BE MET BY THE QUEENSTOWN LAKES DISTRICT COUNCIL MAKING THE FOLLOWING DECISION // Include any conditions sought:

Restricting changes to commercial activities and leaving a small convenience shop as sufficient for the Northlake Village Centre.

Making changes to the Northlake subdivision plan to restrict roading access linking Northburn Rd & Mt Linton Place to the commercial zone on Northlake Drive.

Restricting commercial transport providers to use the Outlet Road entry to Northlake Drive.

Allowing a consultation process with existing Northlake residents (incl those waiting for title) on the best way to minimise traffic concerns before any approval is made.

Keeping signage focused on the residential nature of the area.

