

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of Hearing Stream 12 –  
Upper Clutha Mapping  
Annotations and  
Rezoning Requests

---

**STATEMENT OF EVIDENCE OF CRAIG BARR  
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**GROUP 1A WANAKA URBAN AND LAKE HAWEA**

**17 March 2017**

---

---

 **Simpson Grierson**  
Barristers & Solicitors

S J Scott / C J McCallum  
Telephone: +64-3-968 4018  
Facsimile: +64-3-379 5023  
Email: sarah.scott@simpsongrierson.com  
PO Box 874  
SOLICITORS  
CHRISTCHURCH 8140

## TABLE OF CONTENTS

1. INTRODUCTION .....	2
2. SUMMARY .....	3
3. WANAKA KIWI HOLIDAY PARK AND MOTEL LTD (592) .....	4
4. STUDHOLME ROAD AREA .....	11
5. SCURR HEIGHTS .....	41
6. CARDRONA VALLEY ROAD BLOCK .....	46
7. ROGER GARDINER (260) .....	59
8. RJ AND SH WALLACE (498) .....	60
9. STONEBROOK PROPERTIES LIMITED (62) .....	61
10. LAKE HAWEA REZONING SUBMISSIONS .....	65
11. GRANDVIEW ROAD, SAM JOHN PLACE AND LICHEN LANE ZONING/DENSITY .....	66

## 1. INTRODUCTION

- 1.1 My name is Craig Alan Barr. My qualifications and experience are set out in my first, strategic statement of evidence.
- 1.2 I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.
- 1.3 This evidence provides recommendations to the Hearings Panel on submissions to the Proposed District Plan (**PDP**) grouped as Wanaka Urban and Lake Hāwea (Statement 1A). These submissions are on land that is within the proposed Wanaka Urban Growth Boundary (**UGB**), as identified on the PDP maps. In the case of Lake Hāwea this statement addresses the Rural Residential zoned land adjoining the Lake Hāwea Township, located to the north of Cemetery Road
- 1.4 The submissions on Wanaka business land rezoning (Statement 1B), Wanaka Fringe (Statement 2) and Rural (Statement 3) are contained in separate statements of evidence. **Appendix 1** to my strategic evidence specifies in what statement each submission is addressed, i.e. in the 1A, 1B, 2, 3, or the Strategic statements. In addition I have used a range of assessment principles (**Rezoning Assessment Principles**) and context factors to assist in the assessment of the rezoning requests. These are set out in paragraph 2.13 of my strategic evidence.
- 1.5 I refer to the Strategic evidence at section 4, which sets out those submissions that are not on Stage 1 PDP land, and in particular submissions that sought to change the zoning of land at Lake Hāwea zoned in the Operative District Plan (**ODP**) as Township Zone. No recommendations have been made on these submissions points as they are considered by the Council to not be "on" Stage 1 of the PDP. The Strategic report also addresses several submissions on strategic components and common themes including urban growth boundaries,

landscape categories and generic submissions on the Medium Density Residential Zones (**MDRZ**) in Wanaka.

**1.6** I refer to and rely on my first, strategic statement of evidence, and the evidence of:

- (a) Ms Helen Mellsop (Landscape – Upper Clutha Basin);
- (b) Mr Glenn Davis (Ecologist);
- (c) Mr Ulrich Glasner (Infrastructure); and
- (d) Ms Wendy Banks (Transportation).

**1.7** All references to PDP provision numbers, are to the Council's Reply version of those provisions (unless otherwise stated).

## **2. SUMMARY**

**2.1** 160 submissions on rezoning or mapping annotations were assessed in the Group 1 area (Wanaka Urban and Lake Hawea). The following changes are recommended to the notified PDP Planning Maps:

- (a) change the shape of the LLRZ and Building Restriction Area (**BRA**) at the northern end of Beacon Point Road (Anzac Trust (142));
- (b) rezone 1.8ha of land to the south of Kellys Flat recreation reserve from LDRZ to MDRZ (Iain Weir (139) and QLDC (790));
- (c) rezone 1.93 ha of land on the corner of Golf Course Road, and Cardrona Valley Road from LDRZ to MDRZ;
- (d) amend the Outstanding Natural Landscape (**ONL**) boundary at Eely Point and Bremner Bay (Roger Gardiner (260)); and
- (e) rezone approximately 6000m<sup>2</sup> of land from LDRZ to MDRZ at McDougall, Brownston, Upton Streets (Varina Propriety (591)).

**3. WANAKA KIWI HOLIDAY PARK AND MOTEL LTD (592)**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The notified Visitor Accommodation sub zone will provide efficient use of land, reflects established activities on adjacent sites and expands the range of short term accommodation options in Wanaka.

<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	None
PDP Zone and Mapping annotations	Large Lot Residential Zone A (4000m <sup>2</sup> net site area)
Zone requested and mapping annotations	Visitor Accommodation Sub Zone Overlay extended over all of land
Supporting technical Information or reports	Planning evaluation Geotechnical Hazards
Legal Description	Lot 2 DP 21820 Lots 1 – 3 DP 345434
Area	2.8 ha
QLDC Property ID	21519
QLDC Hazard Register	Flooding – Rainfall Landside – Potential hazard – debris flow Potentially contaminated site Alluvial fan (Stoney Creek)

<b>Summary of Council assessments and recommendations</b>	
Indigenous Vegetation	Not opposed
Infrastructure	Not opposed – conditional on upgrades
Traffic	Not opposed

### Aerial Photograph of the site



Aerial photograph of the land subject to submission 592 shown outlined in blue. The site is located to the south east of the 'Far Horizon' Large Lot Residential Zoned neighbourhood.

- 3.1** The subject site is zoned Large Lot Residential in the PDP and the PDP Planning Map (Map 22) as notified in August 2015, shows the northern half of the site with a Visitor Accommodation Sub Zone overlay, as illustrated in Figure 3.1 below.



specified visitor accommodation subzone areas and control the scale and intensity of these activities';

- (b) add a controlled activity status rule for visitor accommodation within a visitor accommodation subzone, including the construction of buildings for visitor accommodation; and
- (c) the requested matters of control include the bulk and scale of buildings, access and transportation effects, car parking, noise, signs and lighting, landscaping, servicing, whether the building is located within an area subject to natural hazards and mitigation to manage the location of the building.

**3.5** These submission points are being considered in this hearing stream (rather than the hearing on text) as they are all consequential to the rezoning being requested.

**3.6** The Geotechnical hazards assessment<sup>1</sup> accompanying the submission identifies alluvial fan and liquefaction as relevant hazards. The assessment concludes that while there are significant geotechnical hazards on the site they can be mitigated and the site is suitable for the Visitor Accommodation sub zone, following further investigation at the design stage and implementation of appropriate mitigation measures.

**3.7** The LLRZ does not specify visitor accommodation or commercial activities and that this activity would be a non-complying activity pursuant to Rule 11.4.1 of the notified PDP provisions.

### **Infrastructure**

**3.8** Mr Glasner describes the status of current infrastructure and limitations, and requirements as a result of the rezoning request in his evidence. Mr Glasner considers that it is difficult to assess the maximum load/demand from a Visitor Accommodation sub zone because the intensity of the development can vary. Mr Glasner does not oppose the rezoning from an infrastructure perspective, although on the basis the developer constructs any wastewater upgrades

---

<sup>1</sup> Geotechnical Preliminary Hazards – Preliminary Assessment. Aspiring Holiday Park and Motels. Wanaka. September 2015 Prepared by Geosolve Ltd. Geosolve Ref: 150601.

required on Studholme Road and provides for their own firefighting requirements.

### **Traffic**

**3.9** In terms of the impact of the rezoning on the roading network and roading capacity, Ms Banks opposes the rezoning. This is due to the following reasons:

- (a) the sub-zoning could enable a significant intensification of the land use;
- (b) the vehicle trips would be through residential areas; and
- (c) no transport assessment has been undertaken, particularly in terms of bus trips.

### **Ecology**

**3.10** From an ecological perspective, Mr Davis considers that the urban setting and maintained landscaping around existing buildings indicates the site does not contain indigenous communities or habitat.

### **Analysis**

**3.11** In terms of land use, I consider that the request could have merit, with the exception of the infrastructure and traffic issues identified by the Mr Glasner and Ms Banks. In addition, from a resource management perspective, given its existing and intended land use and the limitations of the notified zone to provide for this activity, there are currently no provisions to allow the Council to administer this zone. This is an issue in terms of the scale and intensity of development that any provisions enable and the identified issues with infrastructure and traffic. Therefore, I consider that the request would be contrary to sound resource management principles and should be rejected.

- 3.12** The Council will be reviewing visitor accommodation, including sub zones areas and provisions as part of Stage 2 of the District Plan Review and it is my preference this site is reviewed as a whole at that time.
- 3.13** In addition, the submitter has requested that the activity status for visitor accommodation is controlled, Given the identified natural hazards, I consider that if the Panel choose to accept the rezoning, the activity status should be Restricted Discretionary.
- 3.14** Overall, I recommend the request is rejected on the basis of the identified traffic and infrastructure issues, and I also consider that the visitor accommodation provisions should be rejected until such time as the entire suite are fully reviewed. .
- 3.15** I would like to note, however, that in terms of a land use, and putting aside the infrastructure and roading constraints), I generally agree with the evaluation and overall recommendations in the section 32 analysis provided with the submission.<sup>2</sup> In addition, I consider the benefits of using this land for visitor accommodation outweigh the loss of LLRZ land for residential activity. This is because the combined area of the land that is not developed for visitor accommodation (Lots 2 and 3 DP 345434) is 8188m<sup>2</sup> and would theoretically allow two residential units (Lot 2 DP 345434 contains an established dwelling while Lot 3 DP 345434 is vacant), except for the water tanks that supply the existing activities.
- 3.16** Applying a Visitor Accommodation Sub Zone as sought by the submitter would enable the visitor activity and the construction of buildings. In terms of the resulting intensity of use, the bulk and location standards of the LLRZ would still apply and in this context, the overall intensity of development could be expected to be in keeping with the overall outcome of the zone envisaged by the relevant objectives and policies.

---

<sup>2</sup> Section 32 Evaluation Report Wanaka Kiwi Holiday Park & Motels Ltd. Studholme Road, Wanaka. October 2015. Prepared by Southern Planning Group.

- 3.17** As stated above, I consider that this matter should be dealt with when the Council revisits visitor accommodation rules in the Residential Zones in Stage 2. I consider that this submission and the activities sought are quite different from the concern the Council has associated with the use of residential housing for visitor accommodation, which is estimated to be in the order of 24%,<sup>3</sup> that led to the withdrawal of the visitor accommodation provisions from the PDP.
- 3.18** Providing a dedicated sub zone for visitor accommodation can assist with alleviating this concern by providing a range of short term accommodation options that could take the pressure off demands for short stay accommodation elsewhere, including the use of residential housing for short stay accommodation. In this context, the loss of two residential units contemplated by the LLRZ provisions is outweighed by benefits of providing for short term accommodation.
- 3.19** Having reviewed the provisions in Chapter 11, following the withdrawal of visitor accommodation provisions in October 2015, they do not contemplate the use of visitor accommodation activities or sub zones. This matter creates potential issues in terms of considering this submission and consequential modifications to the LLRZ text in isolation from the other Residential Zones. I do not however consider this a strong enough reason, on its own, to recommend the submission is rejected.

---

3 [CB56].

#### 4. STUDHOLME ROAD AREA

4.1 The following submissions in Parts 4.0 to 8.0 have been received on the zoning relating to the LLRZ area on the northern side of Studholme Road.

**NIC BLENNERHASSETT (335)**

**JOHN BLENNERHASSETT (65)**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	Rezoning the land to Low Density Residential will provide for more compact and efficient residential housing.

<b>Property and submission information</b>	
Further Submitters	None
PDP Zone and Mapping annotations	Large Lot Residential Zone B (2000m <sup>2</sup> net site area)
Zone requested and mapping annotations	Low Density Residential Zone
Supporting technical Information or reports	None
Legal Description	Lot 1 DP 499252 Lot 2 DP 99250
Area	15274m <sup>2</sup>
QLDC Property ID	742677 742678
QLDC Hazard Register	None identified LIC 1 – Nil to Low liquefaction risk Fault line – concealed. Inactive fault location approximate

<b>Summary of Council assessments and recommendations</b>	
Infrastructure	Not opposed
Traffic	Opposed

### Location of the site

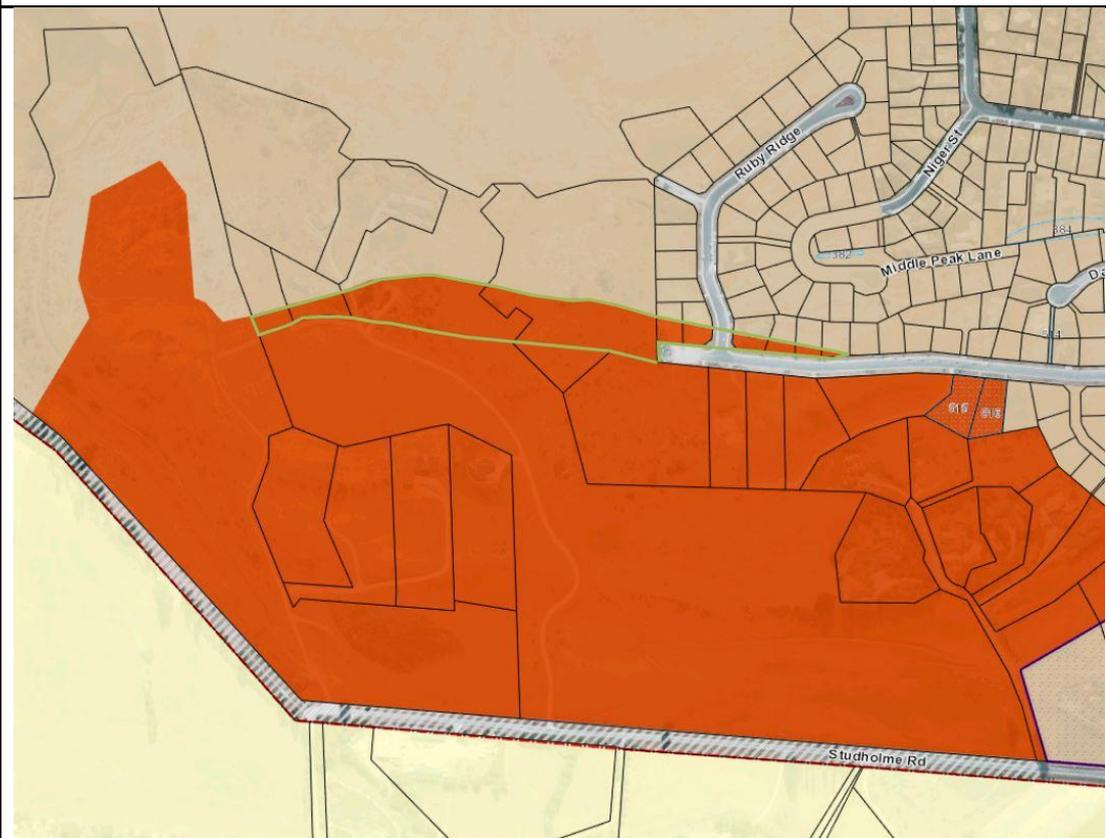


Image of the area where rezoning from Large Lot Residential (red) to Low Density Residential (light brown) is sought. The area requested to be rezoned to Low Density Residential is outlined by the green line.

- 4.2** The submitter seeks to rezone the land identified above from LLRZ B to LDRZ. The notified provisions enable a minimum allotment size of 2000m<sup>2</sup> at this location. The rezoning request could enable an additional 18 residential units.
- 4.3** I consider the area requested to be zoned LDRZ would appear and integrate well with the adjoining LDRZ to the north, much of which is under construction. I also note that it is possible that much of this area could be utilised for roading associated with future subdivision, if the existing alignment of Meadowstone Road is continued. Aligning the LDRZ with the roading that is likely located here, would therefore fit with the Rezoning Assessment Principles set out in my strategic evidence, insofar as it would ensure the zone boundary would be clearly defensible by following the road boundary, as well as property boundaries.

**4.4** Mr Glasner describes the status of current infrastructure, and requirements as a result of the rezoning request in his evidence. Mr Glasner considers the rezoning request in this location is relatively minor, and is in an area where residential zoning is already planned. While there is a lack of wastewater capacity identified, Mr Glasner explains the downstream pump has been identified for upgrade in the Long Term Plan. There are however no plans for the pipe network to be upgraded). Overall, Mr Glasner does not oppose the rezoning request.

### **Traffic**

**4.5** Ms Banks has made her assessment on the basis that both this submission and the following submission (Willowridge Developments Ltd (249)) would be accepted. In that case, Ms Banks considers the cumulative effects of the traffic movements generated as a result of rezoning would likely create potential safety and capacity issues at the West Meadows Drive/Cardrona Valley Road intersection when considering the notified zoning of the Local Shopping Centre Zone opposite west Meadows Drive.

### **Ecology**

**4.6** From an ecological perspective, Mr Davis considers that the loss would be so small that any remaining ecological values would be of minor value.

### **Analysis**

**4.7** The rezoning request will provide for additional low density residential housing within the Wanaka UGB in a way that is consistent with the outcomes intended for this zone and the strategic direction for Wanaka provided by the PDP and non-statutory plans. In addition, the layout of the rezoning would result in a clearly defensible boundary as it will align with the future road and existing property boundaries. Infrastructure assessment indicates that servicing additional units would be feasible.

**4.8** However, Ms Banks has identified cumulative traffic issues and in particular, congestion and safety issues with the access roads intersection with Cardrona Valley Road. I rely and support Ms Banks traffic evidence.

**4.9** Overall, I recommend the rezoning request is rejected on the basis that traffic issues need to be further investigated and addressed.

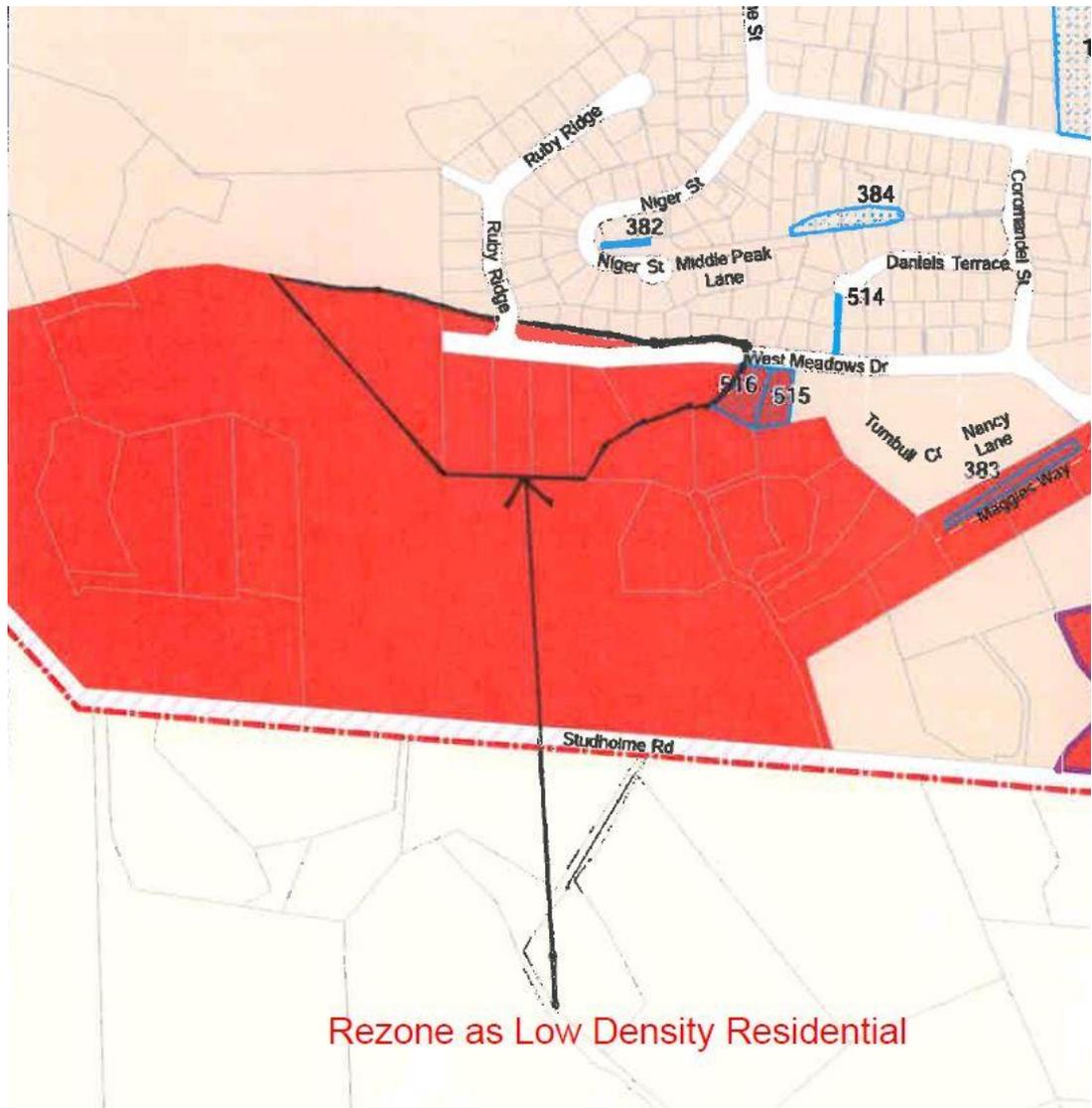
**WILLOWRIDGE DEVELOPMENTS LTD (249)**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	Rezoning the land to Low Density Residential could provide benefits for more compact and efficient residential housing, however the cumulative traffic impacts could be significant.

<b>Property and submission information</b>	
Further Submitters	None
PDP Zone and Mapping annotations	Large Lot Residential B (2000m <sup>2</sup> net site area)
Zone requested and mapping annotations	Low Density Residential
Supporting technical Information or reports	None
Legal Description	Multiple refer to image.
QLDC Hazard Register	LIC 1 – Nil to Low liquefaction risk Fault line – concealed. Inactive fault location approximate

<b>Summary of Council assessments and recommendations</b>	
Indigenous vegetation	Not opposed
Infrastructure	Not opposed
Traffic	Opposed

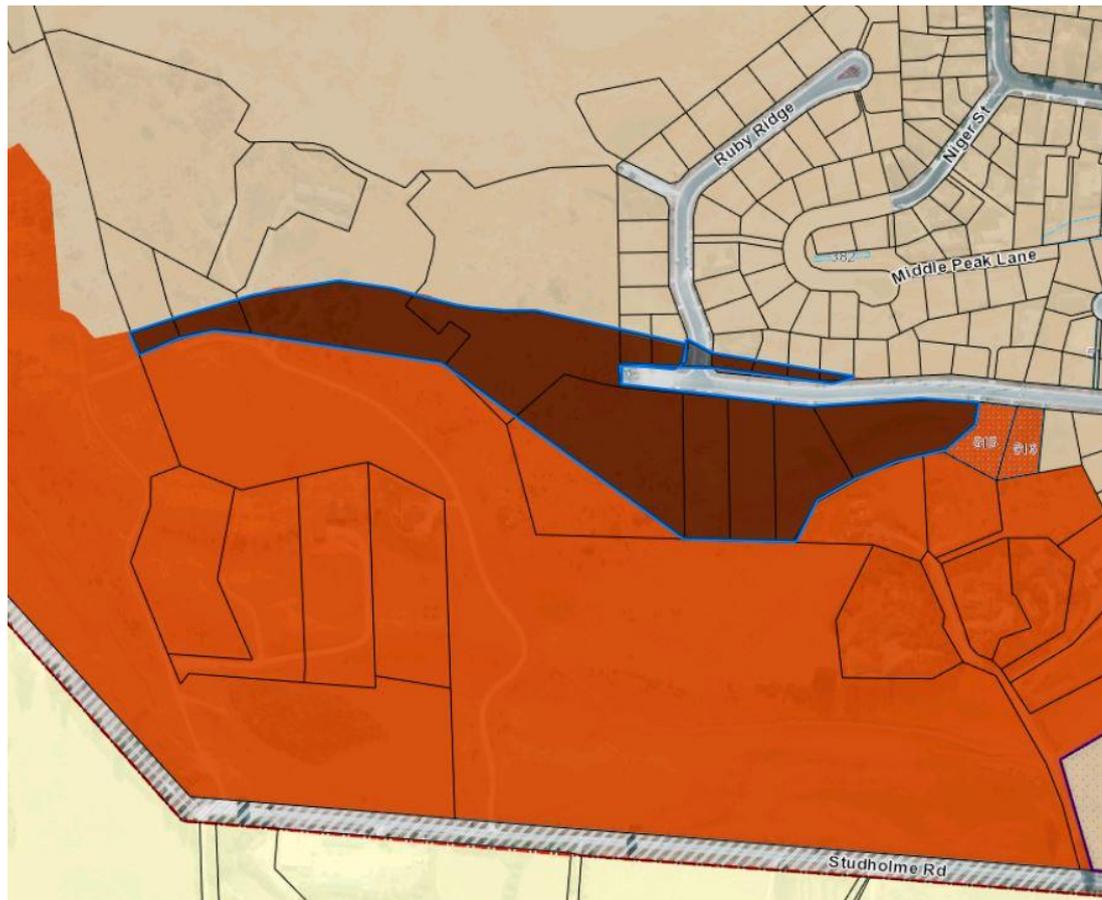
## Aerial Photograph of the site



Excerpt from Willowridge Developments Submission identifying the area where rezoning is sought.

- 4.10** The submitter seeks to rezone the land identified by the black outline above from LLRZ to LDRZ. The LLR B Zone could theoretically yield 11 allotments, and under a LDRZ scenario the yield would be 39 allotments (not including the areas identified as legal road or the existing Low Density Residential sized allotments on the northern side of West Meadows Drive).
- 4.11** I note that the wider area to the north, including the north side of West Meadows Drive, and east is zoned and being developed to low density residential character.

- 4.12 Taking all relevant factors into account, the LDRZ would be appropriate from an overall location and integration perspective.
- 4.13 This submission also relates to the submission discussed above of Nic and John Blennerhassett (335 and 65). Figure 4.1 below illustrates the overall changes recommended on the basis of accepting these submissions seeking LDRZ.



**Figure 4.1.** Illustration of the recommended LDRZ sought by submissions 335, 65 and 249.

- 4.14 The land area (excluding roads and the already developed low density sized allotments on the northern side of West Meadows Drive) is 4.7935 ha and the recommended LDRZ would yield 72 allotments which is 56 more than what an expected yield might be under the LLR B Zone scenario.
- 4.15 While I do not consider I have scope to recommend this, I would prefer that if the submission were accepted, the zone should follow the existing cadastral boundary of the western most property, instead

of cutting through it at a 45 degree angle. Following the cadastral boundary here would ensure that zone boundary would be more logical and avoid split zoning over the site.

### **Infrastructure**

- 4.16** Mr Glasner explains the current availability of water and wastewater in his evidence. Mr Glasner does not object to the rezoning request because it is a relatively minor change that could be incorporated into future servicing, and is an area planned for residential zoning under the PDP.

### **Traffic**

- 4.17** Ms Banks has made her assessment on the assumption that both this submission and the preceding submission (Nic Blennerhassett 335, and John Blennerhassett 65) would be accepted. In that case, Ms Banks considers the cumulative effects of the traffic movements generated as a result of rezoning would likely create potential safety and capacity issues at the West Meadows Drive/Cardrona Valley Road intersection when considering the notified zoning of the Local Shopping Centre Zone opposite west Meadows Drive.

### **Ecology**

- 4.18** From an ecological perspective, Mr Davis considers that the loss would be so small that any remaining ecological values would be of minor value.

### **Analysis**

- 4.19** I consider that the rezoning would result in an extension of the LDRZ that could easily be integrated into the existing environment, and would be a clearly defensible boundary. The infrastructure assessment indicates that additional units here would be adequately serviced. With regard to traffic however, this further intensification cannot currently be supported due to the issues raised by Ms Banks. In particular Ms Banks' opinion is that the intensification of turning

movements at the West Meadows Drive / Cardrona Valley Road intersection will likely create potential capacity issues when combined with the notified zoning of the Local Shopping Centre zone (**LSCZ**) directly opposite West Meadows Drive

- 4.20** Overall, I recommend that the request be rejected on the basis that traffic issues need to be further investigated and addressed.

#### **Iain Weir (111)**

- 4.21** This property was zoned Rural Lifestyle Zone in the ODP, with a Visitor Accommodation Sub Zone. The adjoining site is the Oakridge visitor accommodation activity. The site was notified as LDR in the PDP, without any Visitor Accommodation Sub Zone. Mr Weir supports the LDR zoning but seeks that a Visitor Accommodation Sub Zone is 'reinstated'. I note that the notified PDP did not have any provisions relating to visitor accommodation in the LDRZ.

- 4.22** I consider that traffic and infrastructure, in addition to planning matters, are the pertinent matters at issue. The area of land is 1.1651ha, of which the maximum building density is 40% based on PDP Low Density Residential Chapter 7 and assuming 450m<sup>2</sup> per lot, this would yield 13 residential units as per the PDP LDR zoning.

#### **Traffic**

- 4.23** From a transport perspective, Ms Banks considers that the impacts of traffic and parking could be significant depending on the number or rentable rooms/units. On that basis, and without modelling information, she opposes the rezone request.

- 4.24** I refer to and rely on Ms Banks assessment on this matter.

#### **Infrastructure**

- 4.25** Mr Glasner identifies constraints on firefighting water capacity in this location and opposes the Visitor Accommodation Sub Zone from an infrastructure perspective. This is because currently this area is not

zoned to provide FW3 Level of Service for commercial business, which is anticipated with Visitor Accommodation. FW3 is also not provided and there are no Long Term Plan projects to provide FW3 in this serviced area.

## **Analysis**

**4.26** From an overall planning perspective I do not support the rezoning request because the submission has not offered any information as to the nature and intensity of development. I therefore have no basis to consider whether the requested Visitor Accommodation Sub Zone would be appropriate.

**4.27** I support Ms Banks and Mr Glasner's evidence and based on the above I recommend the submission is rejected.

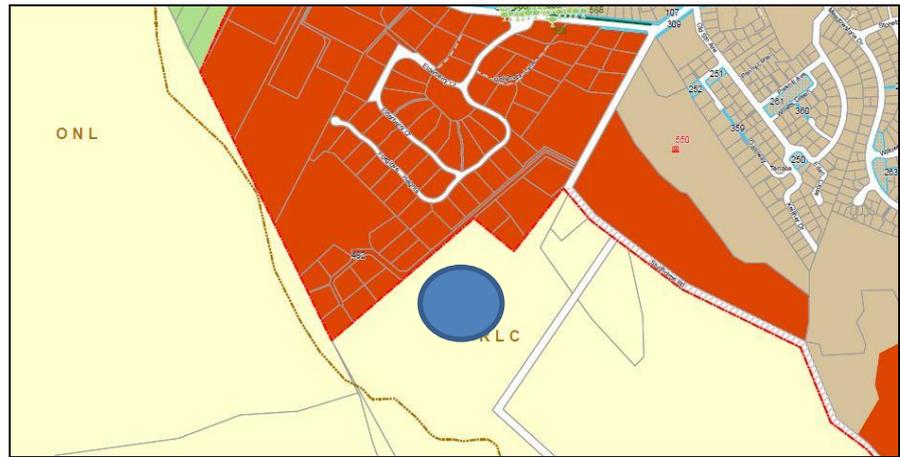
## **DEBORAH BRENT (369)**

**4.28** A submission from Deborah Brent broadly supports the LLRZ locations as notified and considers their development would have little impact on landscape values. Ms Brent considers that the LLRZ should be extended to include flat land and slightly elevated land south from Studholme Road (north) toward the outer growth boundary.

**4.29** The submission is not accompanied by any maps of the exact areas, however I infer that the area sought to be rezoned is the Rural Zone land south west of the PDP Wanaka UGB, and that Studholme Road North is the unformed part of Studholme Road and the outer growth boundary is that shown in the Wanaka Structure Plan 2007.<sup>4</sup> I have indicated this area in Figure 4.2 below with the area in the blue circle:

---

4 Refer to the Strategic S42A evidence and the Council's Supplementary Bundle (SB) at [SB84] that includes the WSP 2007 outer growth boundary.



**Figure 4.2.** Excerpt of PDP Planning Map 22. The Rural Zoned area to the south west of the PDP Wanaka UGB that is inferred from Submission 369 where LLR is sought.

### **Infrastructure**

- 4.30** Mr Glasner's view is that a LLRZ would not be appropriate in this location owing to the anticipated need to connect to water and wastewater supply. Mr Glasner explains that the elevation of the subject area is higher than what can be serviced with current and anticipated water supplies.

### **Traffic**

- 4.31** Ms Banks has identified that based on an estimated yield of 111 lots and using 1.3 vehicle trips per dwelling (NZTA Research Report 453), this would generate 144 trips per peak hour.
- 4.32** Ms Banks has considered the rezoning request from a cumulative perspective with the Hawthenden (776) submission, addressed in the Area 2 - Wanaka Rural Fringe report. Ms Banks does not support the rezoning as sought by Ms Brent (or Areas A and B of the Hawthenden submission) that could be likely to obtain access onto Studholme Road north, due to the cumulative adverse effects of transport on Studholme Road.

## Analysis

**4.33** While this part of Studholme Road is not formed at this location, the legal road where the existing UGB is located provides a defensible and logical edge to the urban area. I consider that extending the LLRZ and consequently the UGB in the manner sought would be inappropriate because the existing boundary is more likely to create a suitable urban edge in this location and the Rural Zone is more appropriate overall.

**4.34** In addition, the request is not supported from an infrastructure nor a traffic generation perspective.

**4.35** On this basis I recommend this submission is rejected.

### TERRY DRAYON (9)

**4.36** Mr Drayon requests that the minimum allotment size of the LLRZ along Studholme Road is retained at 4000m<sup>2</sup>. For the reasons set out above, I consider it is appropriate to confirm the LLR B Zone with a density in this area of 2000m<sup>2</sup> and the recommended rezoning of LDRZ in specified locations.

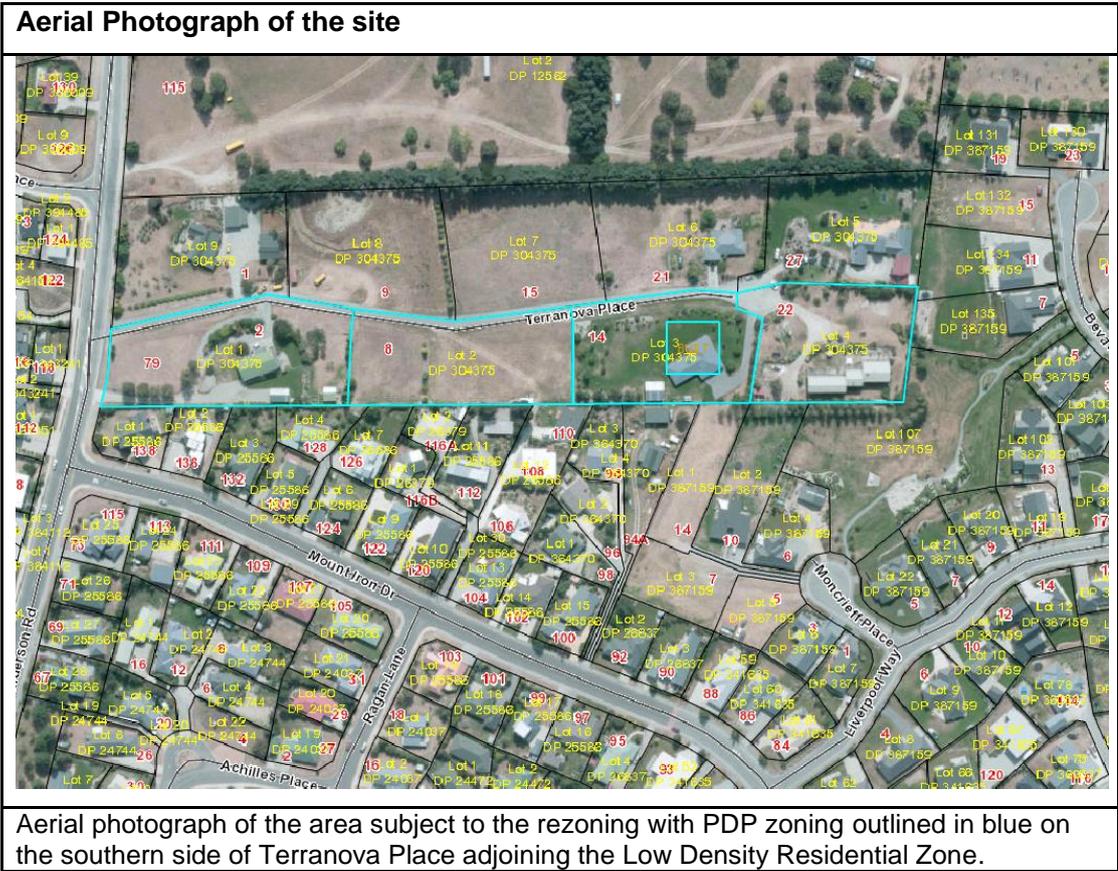
**4.37** I therefore recommend this submission is rejected.

### CHRISTOPHER JOPSON, JACQUELINE MOREAU, SHANE JOPSON (287)

Overall Recommendation	
Recommendation	Reject
Summary	The rezone would result in a lack of coherent zoning and interface between the LDRZ and LLRZ.

Property and submission information	
Further Submitters	Wayne Harray FS 1008 - Support
PDP Zone and Mapping annotations	Large Lot Residential Zone B (2000m <sup>2</sup> )
Zone requested and mapping annotations	Low Density Residential Zone
Supporting technical Information or reports	None
Legal Description	Lots 1 - 4 DP 304376
Area	18909m <sup>2</sup>
QLDC Property ID	1044, 16039, 16040, 16041.
QLDC Hazard Register	LIC 1 – Nil to Low liquefaction risk

Summary of Council assessments and recommendations	
Ecology	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed, conditional on widening treatment



**4.38** The submitters seek to rezone the properties located on the southern side of Terranova Place from LLR B to LDRZ. The LLRZ minimum allotment size in this part of the LLRZ is 2000m<sup>2</sup>. I consider this achieves the relief sought by Wayne Harray (FS1008)

**4.39** In terms of opportunities for any intensification on this land, the LLR B zone could allow an additional allotment in each property, while the requested rezoning could theoretically enable an additional 20 residential units on the site.

### **Infrastructure**

**4.40** Mr Glasner raises no objection to the rezoning request and states there is capacity for water servicing and adequate capacity in the wastewater network.

### **Ecology**

**4.41** From an ecological perspective, Mr Davis considers that the loss would be so small that any remaining ecological values would be of minor value.

### **Traffic**

**4.42** Ms Banks considers that the increase in traffic is unlikely to create traffic issues, but recommends that the intersection at Terranova Place undergo widening treatment to reduce potential conflict between vehicles entering and exiting, and that a footpath be provided along Terranova Place to cater for the increase in residents.

### **Analysis**

**4.43** While from a traffic and infrastructure perspective, the rezoning could be feasible, I consider the current recommended density of 2000m<sup>2</sup> is appropriate and preferred over applying a LDRZ at this location. The LLRZ would enable infill without compromising the coherency and character of the development at Terranova Place. I consider that the application of the LDRZ would lead to a pepper potting of densities

and would have a negative impact on the interface with the LLRZ properties on the northern side of Terranova Place.

### ALISTAIR MUNRO (3)

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The BRA at Kirimoko is appropriate and an important component of the urban amenity.

<b>Property and submission information</b>	
Further Submitters	1285 Nic Blennerhassett: Support 1307 The Agamemmon Trust: Support 1334 Otto Dogterom: Support 1335 Patricia and Barry Andrews: Support 1311 Crescent Investments Ltd: Oppose 1326 Kirimoko Park Residents Association Ltd: Oppose
Land area/request referred to as	Kirimoko
PDP Zone and Mapping annotations	Rural Zone Building Restriction Area
Zone requested and mapping annotations	Large Lot Residential Remove Building Restriction Area
Supporting technical Information or reports	None
Legal Description	Parts of Lots 4 to 7 and 9 DP 300734, Lots 1 and 2 DP 304817, and Lot 99 DP 485973
Area	Approximately 16000m <sup>2</sup>
QLDC Property ID	41860
QLDC Hazard Register	LIC 1 – Nil to Low liquefaction risk

<b>Summary of Council assessments and recommendations</b>	
Landscape	Opposed
Infrastructure	Not opposed, but conditional
Traffic	Not opposed

## Aerial Photograph of the site



Aerial photograph of the sites containing the BRA and part zoned Rural outlined in blue. Refer to Figure 10.1 below which shows the BRA overlay and PDP zoning.

- 4.44** The submitter requests that the BRA is removed and the land is rezoned to LLRZ. The submitter considers that the landscape values of the area are diminished to such an extent that there is no justification for retaining the Rural zone and overlay.
- 4.45** Rezoning the area to LLRZ and removing the BRA could provide theoretical capacity of 8 residential units at 2000m<sup>2</sup>. The land contains an established public walkway that was required to be established as part of the Kirimoko development.

## **Landscape**

- 4.46** I refer to and rely on Ms Mellsops' landscape evidence where she states that the landscape values affected by the BRA overlay remain an important part of the terminal moraine, which is visually prominent and geologically significant, and that there have not been any significant developments that change this. Ms Mellsop also notes that the operative Northlake Special Zone also has building restrictions in place that manage development with this landform.
- 4.47** Ms Mellsop considers that there is little opportunity for intensification along Peak View Ridge without creating significant adverse effects on landscape values and therefore opposes the rezoning and removal of the BRA.

## **Infrastructure**

- 4.48** Overall, Mr Glasner does not object to the request on the proviso that no houses are built within 40m elevation of the reservoir, or over the existing water falling main, and while there is not adequate capacity in the wastewater network, Mr Glasner states that this can be addressed in the Long Term Plan projects.

## **Traffic**

- 4.49** In Ms Banks' view, the increase in residential development would not result in traffic and safety issues.

## **Analysis**

- 4.50** While from an infrastructure and traffic perspective the rezoning could be supported, I consider the BRA and Rural Zone should remain and consider that the open space afforded by PDP zoning is an important component of the amenity of the area and the overall Kirimoko setting. The increase in allotments sought would have detrimental impacts on the open space and outlook from Kirimoko areas, and do not outweigh any benefits associated with the increase in housing. I recommend the submission is rejected.

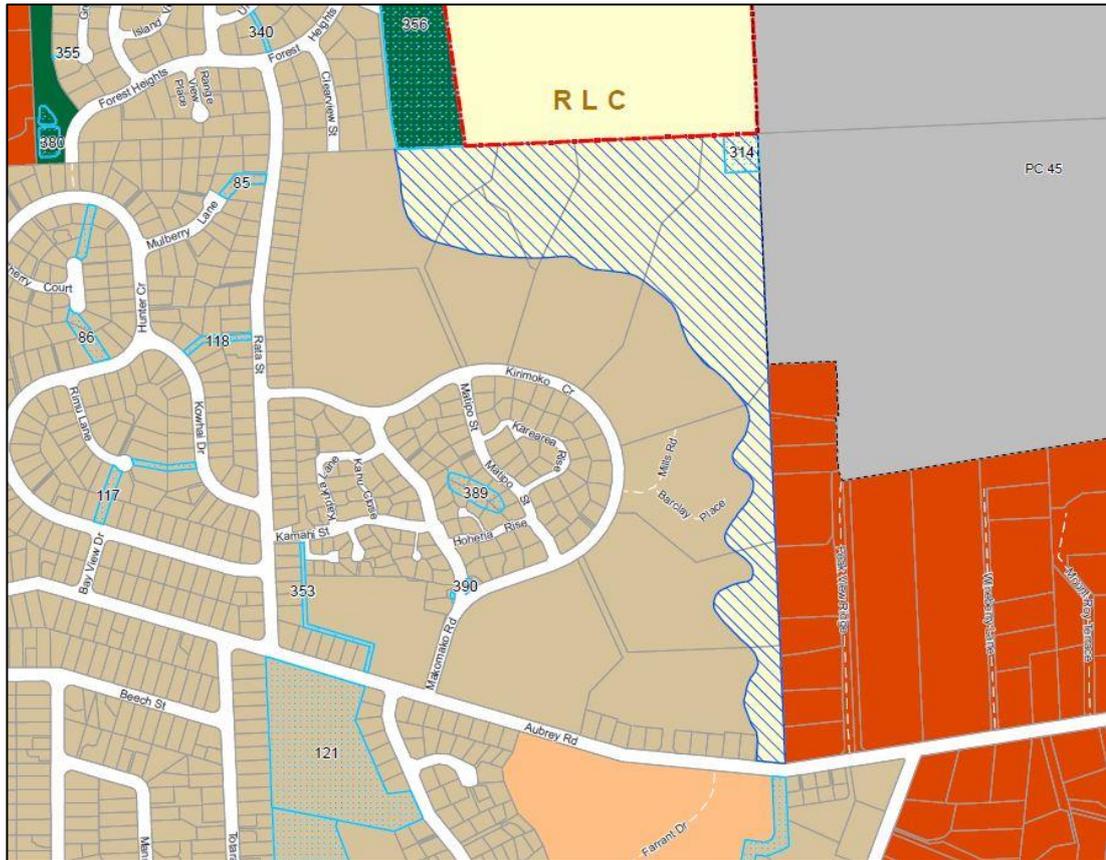
## WANAKA CENTRAL DEVELOPMENTS LTD (326)

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The LDRZ and the Building Restriction Area is the most appropriate zoning for this environment.

<b>Property and submission information</b>	
Further Submitters	FS 1018 Noel Williams – Oppose FS 1326 Kirimoko Park Residents Association Inc. – Oppose FS 1316 Crescent Investments Ltd – Oppose
PDP Zone and Mapping annotations	Low Density Residential. Building Restriction Area (Kirimoko)
Zone requested and mapping annotations	Medium Density Residential
Supporting technical Information or reports	None
Legal Description	Lots 9 and 10 DP 300734
Area	8.3266 ha
QLDC Property ID	5183, 15184
QLDC Hazard Register	LIC 1 – Nil to Low liquefaction risk

<b>Summary of Council assessments and recommendations</b>	
Landscape	Opposed
Infrastructure	Not opposed
Traffic	Not opposed, but conditional





**Figure 4.3.** Excerpt of PDP Planning Map 20 illustrating the Kirimoko Building Restriction Area in blue diagonal blue hatch and Rural Zoned land in yellow.

- 4.51** The submitter seeks to rezone the site from LDRZ to MDRZ. The submitter believes MDRZ would enable greater density and help achieve a compact and integrated urban form in a greenfield development, close to activity areas and transport links. The submission does not specify whether they wish the Kirimoko BRA to be uplifted.
- 4.52** Excluding the area identified as BRA, the LDRZ yield could be in the order of 95 residential units at a density of 450m<sup>2</sup>. The requested MDRZ could provide 172 residential units taking into account the BRA, and a total of 226 residential units if the BRA is removed.

## **Landscape**

- 4.53** Ms Mellsop recommends that the submission of Alistair Munro to remove the Kirimoko BRA should be rejected. I support Ms Mellsop's position on this and rely on her evidence for recommending the retention of the Kirimoko BRA.

## **Infrastructure**

- 4.54** Mr Glasner raises no objection to the rezoning request stating that there is capacity for water servicing, and while there is not adequate capacity in the wastewater network, that it can be addressed within Long Term Plan projects.

## **Traffic**

- 4.55** Ms Banks explains that access to the sites would be from Kirimoko Crescent and Clearview Street. According to Ms Banks, low, and medium residential zoning should ideally have a public transport connection and easy access to commercial areas by bicycle, on foot, or public transport. Ms Banks points out this is not the case in this area (there is no public transport in Wanaka), but that the local schools are within walking or cycling distance, and would require non-vehicular infrastructure such as footpaths, cycle lanes and crossing.
- 4.56** Ms Banks does not oppose the rezone to MDR, providing that non-vehicular modes of transport such as cycling and walking are included in the development.
- 4.57** I consider that the PDP Subdivision Chapter **[CB18]** and incorporated document, Good Practice Guide to Subdivision, provides sufficient emphasis that good walking and cycling connections within and between neighbourhoods are anticipated as part of greenfield subdivision and development.

## **Ecology**

- 4.58** From an ecological perspective, Mr Davis considers that based on aerial imagery the undeveloped area is dominated by exotic pasture grassland, with some individual wilding trees species present. Mr Davis does not consider there to be any significant ecological values and therefore, in his view the MDRZ would be appropriate from an ecological perspective.

## **Recommendation**

- 4.59** The low density residential character exhibited by the existing Kirimoko subdivision is considered appropriate and I do not recommend denser development nearer the edge of the suburban area, adjacent to the BRA.
- 4.60** The submission comments on the efficiency associated with providing higher forms of density and achieving a compact urban form, which in principle I agree with. However, in this instance I do not consider there is any demonstrated need to change the zoning. I consider that the urban form and subdivision density and pattern created under the Kirimoko subdivision would be appropriate to be emulated through these areas and the LDRZ clearly does not provide a barrier to this style of a relatively compact urban form.
- 4.61** Overall, I recommend that the submission is rejected and that the zoning is retained as notified.

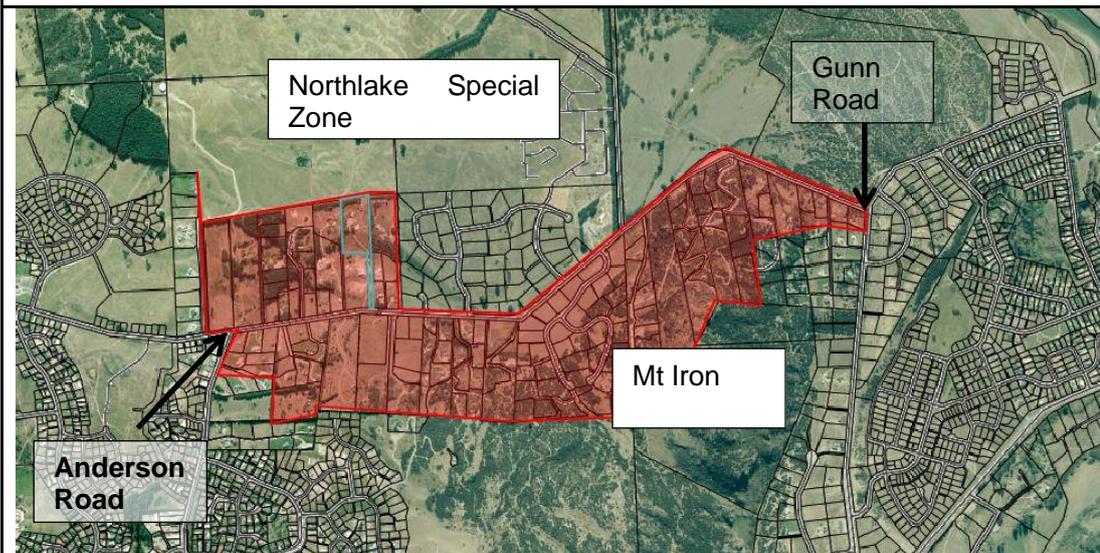
## ROBERT & LYNETTE DUNCAN (721)

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	Rezoning the area to MDRZ could have significant traffic and infrastructure network effects. No information is provided by the submitter on how the existing pattern of development in this area could respond to infill development of a medium density nature and scale.

<b>Property and submission information</b>	
Further Submitters	None
Land area/request referred to as	Aubrey Road
PDP Zone and Mapping annotations	Large Lot Residential B (200m <sup>2</sup> allotment size)
Zone requested and mapping annotations	Medium Density Residential Zone
Supporting technical Information or reports	None
Legal Description	Various
Area	100 ha approximate
QLDC Property ID	Various
QLDC Hazard Register	Liquefaction LIC 1 nil to low risk

<b>Summary of Council assessments and recommendations</b>	
Infrastructure	Opposed
Traffic	Opposed

### Aerial Photograph of the site



Aerial photograph of the area identified in the submission for rezoning to MDRZ located between Anderson Road and Gunn Road intersections (shaded red). The submitter's site at 484 Aubrey Road is outlined in blue.

**4.62** The submitter seeks that the land on Aubrey Road from Anderson Road to the Gunn Road intersection is rezoned from Large Lot Residential to Medium Density Residential.

**4.63** The submission document is difficult to identify whether it includes both sides of Aubrey Road between these two intersections. I note that the submitter's property at 182 Aubrey Road is located on the northern side of Aubrey Road, roughly midway between the two intersections. The assessment is undertaken on the basis that it includes both sides, including the LLRZ component of Mt Iron.

### Traffic

**4.64** Ms Banks' view is that the rezone request is inappropriate for the land as the existing roading infrastructure could potentially not support the significant trips that would be generated with a MDR zone. It is estimated that 714 additional lots could be yielded compared to a 47 yield based on PDP zoning (assuming 2,000m<sup>2</sup> per lot).

## Infrastructure

- 4.65 Mr Glasner opposes the rezoning because there is no capacity in the infrastructure system for this intensity of development and it would require significant upgrades.

## Analysis

- 4.66 Based on the above, I do not support the rezoning. From an overall planning perspective I do not consider further intensification of the LLRZ area at Mt Iron is appropriate.
- 4.67 I recommend the submission is rejected.

## ANZAC TRUST (142)

Overall Recommendation	
Recommendation	Accept
Summary	The submission seeks to alter the shape of the PDP Large Lot Residential Zone to facilitate future subdivisions. The request would not allow any additional lots or dwellings.

Property and submission information	
Further Submitters	None
Land area/request referred to as	361 Beacon Point Road
PDP Zone and Mapping annotations	Large Lot Residential A (4000m <sup>2</sup> ) Building Restriction Area
Zone requested and mapping annotations	Changes to the shape of the Large Lot Residential Zone.
Supporting technical Information or reports	None – illustrations provided in the subdivision.
Legal Description	Lot 1 DP 325889
Area	1.8912 ha
QLDC Property ID	22103
QLDC Hazard Register	Liquefaction - LIC 2 (Possibly Moderate) Return Period 50, 75, 100, 150 year

Summary of Council assessments and recommendations	
Infrastructure	Not opposed
Traffic	Not opposed
Ecology	Not opposed

**Aerial Photograph of the site**



Aerial photograph of 361 Beacon Point Road showing the area subject to the rezoning request outlined in yellow.

**4.68** The site is zoned as a mix of LLRZ and Rural Zone with a BRA overlay affecting the western half of the site in the PDP. The intent of the LLRZ over this site was to enable an additional residential unit. Figure 4.4 below is an excerpt of the notified PDP Planning Map 19.



**Figure 4.4.** Excerpt of PDP Planning Map 19 illustrating the submitters site and BRA.

**4.69** The submitter has indicated that the likely location of the single residential unit would be to the south of the existing dwelling. The submission does not seek additional yield, however it correctly identifies that the extent of the LLRZ would make it awkward for a fee simple subdivision of 4000m<sup>2</sup> to the south of the existing dwelling.

**4.70** The submitter has requested extending the LLRZ to the east, at the southern extent of the site.<sup>5</sup> I consider that this is appropriate. I also consider that the BRA should be retained over the new LLRZ area because this would provide certainty about the future location of any residential unit.

**4.71** The submitter has also requested that the extent of the LLRZ in the north of the site is reduced, and rezoned Rural with a BRA. Appendix

<sup>5</sup> Refer to Appendix A of Submission 142.

B of the submission shows the area to be retained as LLRZ that encompasses the existing dwelling.

### **Infrastructure**

**4.72** Mr Glasner raises no objection to the rezoning request stating the request would result in a relatively minor increase in water demand and on the wastewater network, and that any servicing would be at the developers cost.

### **Traffic**

**4.73** In Ms Banks' view, the request would not create any transport or traffic issues.

### **Ecology**

**4.74** Mr Davis considers that based on aerial imagery the land associated with this submission has been developed and any indigenous vegetation has been removed. He does not oppose the proposed rezoning from an ecological perspective.

### **Recommendation**

**4.75** As set out in the Rezoning Assessment Principles at paragraph 2.13 of my strategic evidence, spot zonings and zonings that fit around site specific areas are discouraged other than in specific circumstances. For example, providing for established and consented activities that are an anomaly in the zone or for activities or infrastructure of particular importance in the District. However, in this instance the relief sought would better represent the development potential contemplated in the PDP, and would make any future subdivision on this site more coherent. The changes sought remain consistent with the section 32 evaluation for this site that emphasised the westward portion of the site should remain as open space and that future development located to the east with the existing dwelling.

**4.76** On the basis of the above I recommend the submission is accepted.

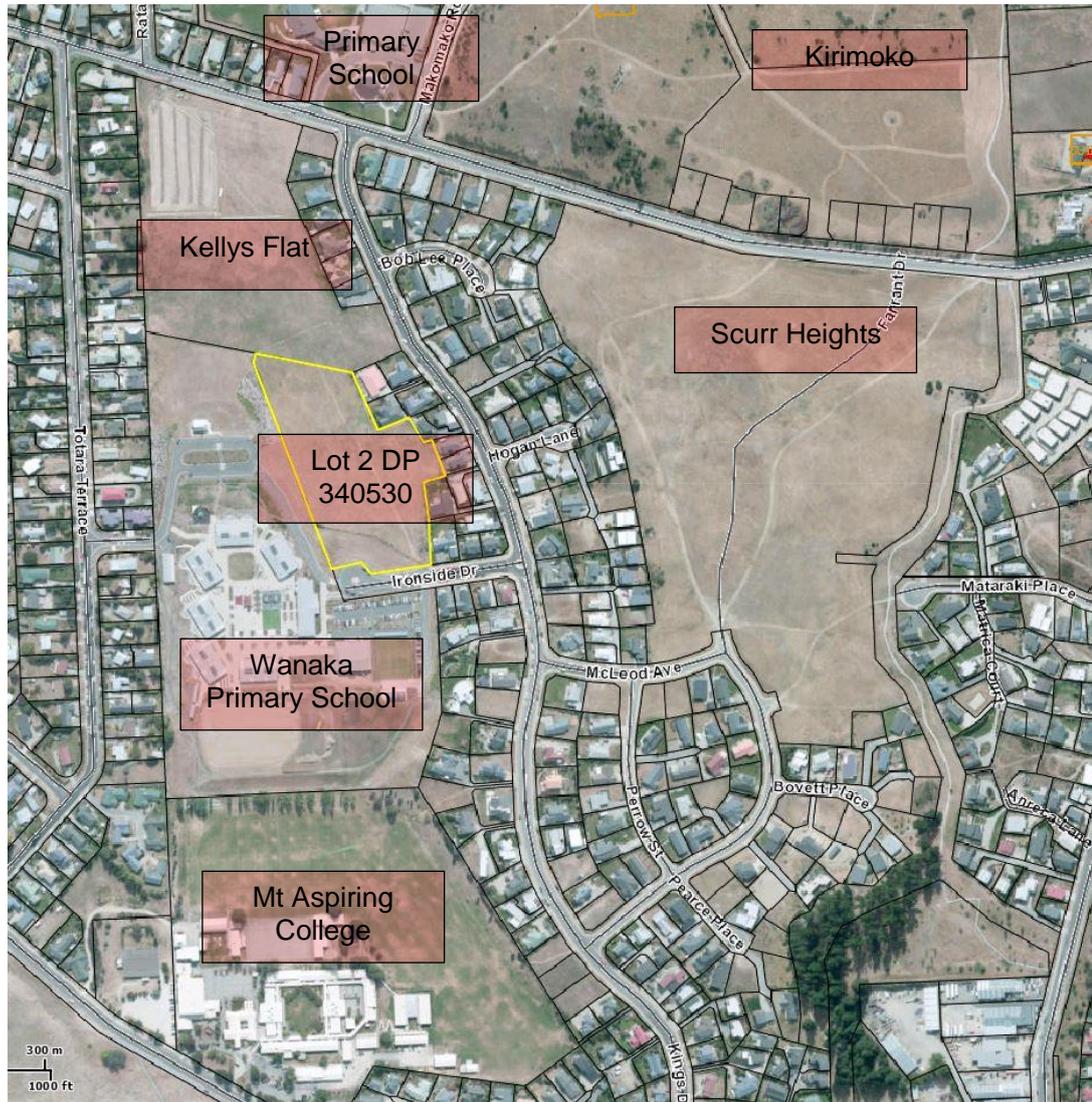
**KELLYS FLAT: IAIN WEIR (139)  
QUEENSTOWN LAKES DISTRICT COUNCIL (790)**

<b>Overall Recommendation</b>	
Recommendation	Accept
Summary	The MDRZ would facilitate the efficient use of land near community facilities and encourage a range of housing types within the Wanaka UGB.

<b>Property and submission information</b>	
Further Submitters	Further Submissions to Iain Weir Submission: 1019 Noel Williams: Oppose
Land area/request referred to as	Kellys Flat
PDP Zone and Mapping annotations	Low Density Residential
Zone requested and mapping annotations	Medium Density Residential
Supporting technical Information or reports	None
Legal Description	Lot 2 DP 340530
Area	1.8 ha
QLDC Property ID	19647
QLDC Hazard Register	LIC 1 (Nil to Low Liquefaction risk)

<b>Summary of Council assessments and recommendations</b>	
Infrastructure	Not opposed
Traffic	Not opposed, although Conditional
Ecology	Not opposed

## Aerial Photograph of the site



Aerial photograph of the subject site and surrounding area. The subject site is outlined in yellow, The Kellys Flat recreation reserve is located to the north. The notified PDP MDRZ of 'Scurr Heights' is located to the east. Wanaka Primary School and Mt Aspiring College are located to the south. Holy Family Catholic School is located to the north on the northern side of Aubrey Road.

- 4.77** The submitters seek that the site is zoned MDRZ. This would increase the potential yield of houses on the site from 27 to 49 residential units, an increase of 22 units more than the potential yield from the notified PDP.
- 4.78** Submitter Iain Weir (139) considers that the site would be well suited to MDRZ given the area and the surrounding land uses.

**4.79** The QLDC<sup>6</sup> (790), who own the site, have submitted that the land would be better utilised for higher densities because more intensive development:

- (a) in this location would help reduce urban sprawl;
- (b) would deliver on the longer term goal of developing a compact urban form that gives effect to the Strategic Direction Chapter; and
- (c) should create a range of potential benefits including greater supply of housing options including affordable housing.

**4.80** This submission also states that the site is a strategic development location that is in close proximity to Wanaka schools, the Anderson heights BMUZ and Wanaka Town Centre. The use of the site for higher densities will help support sustainable living through close proximity to services and transport options.

**4.81** I generally agree with the points raised by Submitters 139 and 790. I also consider that the intensification of this site to MDRZ is well suited because the access to the Kellys Flat recreation reserve.

### **Infrastructure**

**4.82** I rely on the evidence of Mr Glasner in terms of the impacts of rezoning on the water and wastewater network. Mr Glasner raises no objection to the rezoning request stating that there is capacity for water servicing, and while there is not adequate capacity in the wastewater network, that it will be addressed within Long Term Plan projects.

### **Traffic**

**4.83** Ms Banks' view from a traffic perspective is that the rezoning request is acceptable on the proviso that access to the residential lots would not affect the operation of vehicles travelling to and from the school (school buses), and recommends that one access off Ironside Drive is

---

<sup>6</sup> The submission (790) is signed by Peter Hansby, the Council's General Manager of Property and Infrastructure. The submission is not the Council's corporate submission (383).

provided to serve access to the residential lots to reduce potential conflicts with existing traffic.

### **Ecology**

**4.84** From an ecological perspective Mr Davis notes that from aerial imagery the site is most likely dominated by exotic pasture grass, and does not oppose the MRDZ from an ecological perspective.

### **Recommendation**

**4.85** Overall, the land is more appropriate to be zoned MDRZ and I therefore I recommend accepting the rezoning request.

## **5. SCURR HEIGHTS**

**ALAN CUTLER (110)**

**WILLUM RICHARDS CONSULTING LTD (55)**

**QLDC (790)**

**INFINITY INVESTMENT GROUP LTD (729)**

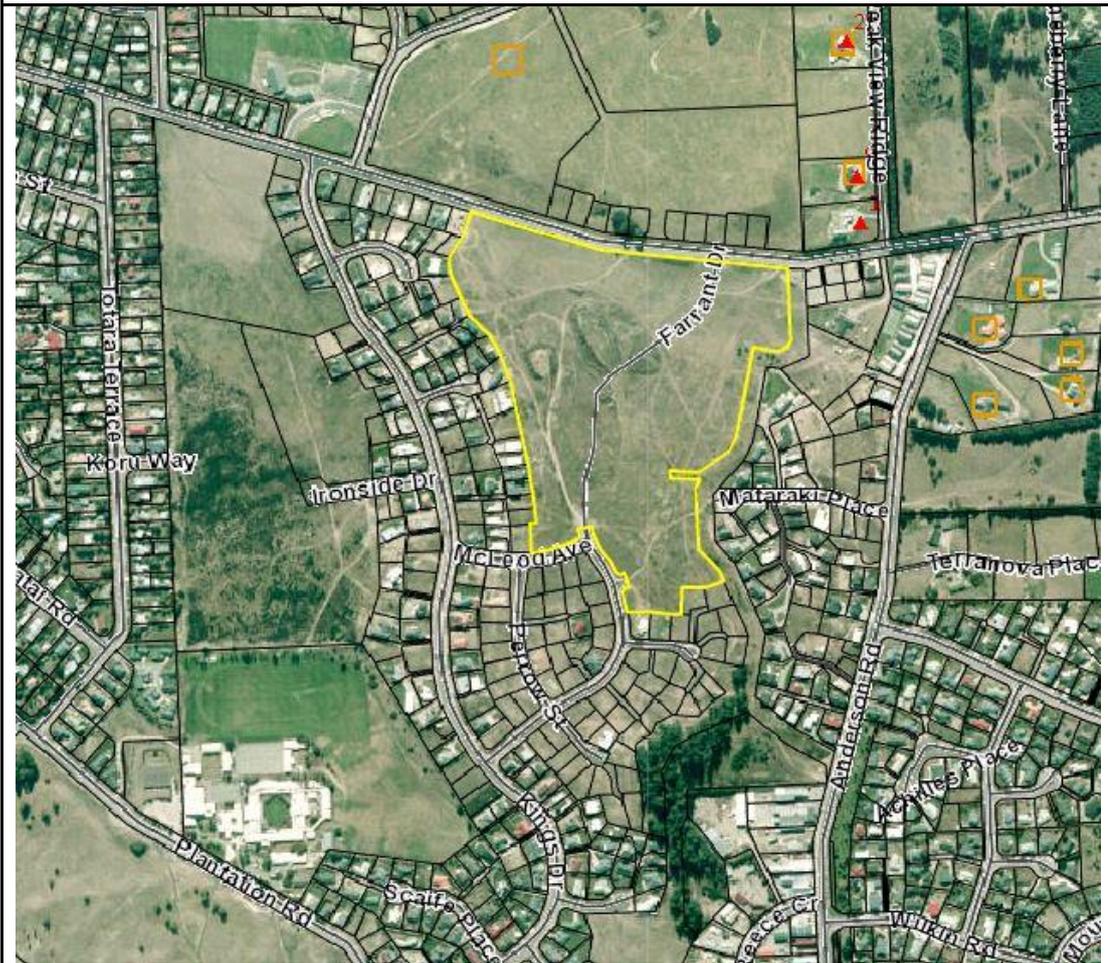
**MARGARET PRESCOTT (73)**

<b>Overall Recommendation</b>	
Recommendation	Reject (Alan Cutler, Infinity Investment Group) Accept (QLDC, Willum Richard Consulting, Margaret Prescott)
Summary	The site should remain MDRZ including the rules in Chapter 8 (MDRZ) to manage the effects of development from the walkway located along the eastern boundary of the site.

<b>Property and submission information</b>	
Further Submitters	Alan Cutler Submission (110): Oppose Nic Blennerhassett (1285) Oppose
Land area/request referred to as	Scurr heights
PDP Zone and Mapping annotations	Medium Density Residential Zone
Zone requested and mapping annotations	Refer to discussion.
Supporting technical Information or reports	None.
Legal Description	Lot 110 DP 347413
Area	10.69 ha
QLDC Property ID	20151
QLDC Hazard Register	LIC 1 (Nil to Low liquefaction risk)

<b>Summary of Council assessments and recommendations</b>	
Traffic	Opposed
Infrastructure	Not Opposed

### Aerial Photograph of the site



Aerial photograph of the site (Yellow highlight). Kellys Flat area is located to the west.

- 5.1 QLDC (790) supports the MDRZ zoning of the Scurr Heights land as notified because of its close proximity to schools and the Wanaka Town Centre.
- 5.2 Alan Cutler (110) opposes the 'blanket' zoning of this land to MDRZ. Opposing this is a further submission from Nic Blennerhassett (1285) who considers the entire site should be MDRZ and that this would assist with promoting lower cost housing.
- 5.3 Infinity Investment Group Ltd (729) seek that the MDRZ portions of the zone are removed from visually prominent locations. This submitter requests that an outline development plan requirement is imposed over the site that identifies areas of the site that are not suitable for development.

**5.4** Margaret Prescott (73) and Willum Richards Consulting (55) seek that building restrictions are applied to this area to ensure that views and amenity from the Scurr heights walkway are protected. Ms Prescott and the Willum Richards Consulting submissions and the matter of building restrictions relating to the Scurr heights walkway were addressed in the Residential Hearing **[CB50]**, at 10.118 and 10.119 and **[CB55]**, at part 10. The outcome of this consideration is that an additional policy and rule has been recommended (Policy 8.2.3.3 and Rule 8.5.15) as part of the Council's recommended revised chapter, **[CB8]**. I consider that Ms Prescott's and the Willum Richards Consulting submissions have been received favourably and consistent with that approach their submissions should be supported.

**5.5** For further clarification the relevant policy and rule is:

*Policy 8.2.3.3*

*Ensure building heights along the western side of Designation 270 do not prevent access to views from the formed walkway to the west toward Lake Wanaka and beyond.*

**Rule 8.5.15**

**Height Restrictions for Land Adjoining Designation 270**

*No building or building element on the western side of Designation 270 shall rise greater than 1.5m above the nearest point of the formed walkway path within Designation 270. Discretion is restricted to the following:*

- *Access to views to the west toward Lake Wanaka and the mountains beyond from the walkway within Designation 270*

**5.6** The walkway is identified as 'Designation 270' in the PDP Planning Maps.

**5.7** Infinity Investment Group Ltd's submission (729) states that it is generally supportive of the site being rezoned MDRZ, but the zone needs to be located only on the flatter areas of the site and MDRZ development on the higher elevated areas may lead to adverse impacts on the environment.

**5.8** It is not clear from Infinity's submission exactly what type of effects and on what parts of the environment these are likely to occur, such

as whether they relate to the matters also raised associated with the views from the Scurr Heights Walkway, or if they relate to amenity effects on occupants of the future development from within the site.

**5.9** I consider that the recommended amendments to Chapter 8 go some way to addressing these submitters concerns. However, on the basis of the information provided in the submission I do not consider any changes to the zoning are appropriate.

**5.10** Submitter Alan Cutler (110) considers that the site is divorced from the CBD of Wanaka. Mr Cutler also considers the Council should allow the development of the site into smaller lots and apply a set of comprehensive development rules as is provided for in the ODP.

### **Infrastructure**

**5.11** Mr Glasner identifies that the request from Infinity Investment Group Limited (729) would reduce the number of residential lots. He also states that this area is currently not connected to water and wastewater supply but has no objection to the request considering that it would result in "downsizing" servicing requirements.

### **Traffic**

**5.12** In terms of the impact of the rezoning on the roading network and roading capacity, Ms Banks supports the medium residential zoning owing to the location of the site to local schools, so walking or cycling to school would be plausible. Ms Banks also notes the site is located some 650m from the mixed business use area in Anderson heights which would encourage less reliance on vehicles for commuting, and commercial activity trips.

### **Analysis**

**5.13** With respect to the overall merits of the rezoning request, I consider the location is appropriate and while it is greater than 500m walk from the Wanaka CBD, the site is not more than approximately 700m from Mt Aspiring College and closer to Wanaka Primary School and Kellys

Flat. The Anderson Heights BMUZ is not more than 650m and there are convenience facilities in this precinct.

- 5.14** Overall, I consider the zoning of the area as MDRZ as notified is appropriate and I do not recommend any modifications to the PDP Planning Maps.

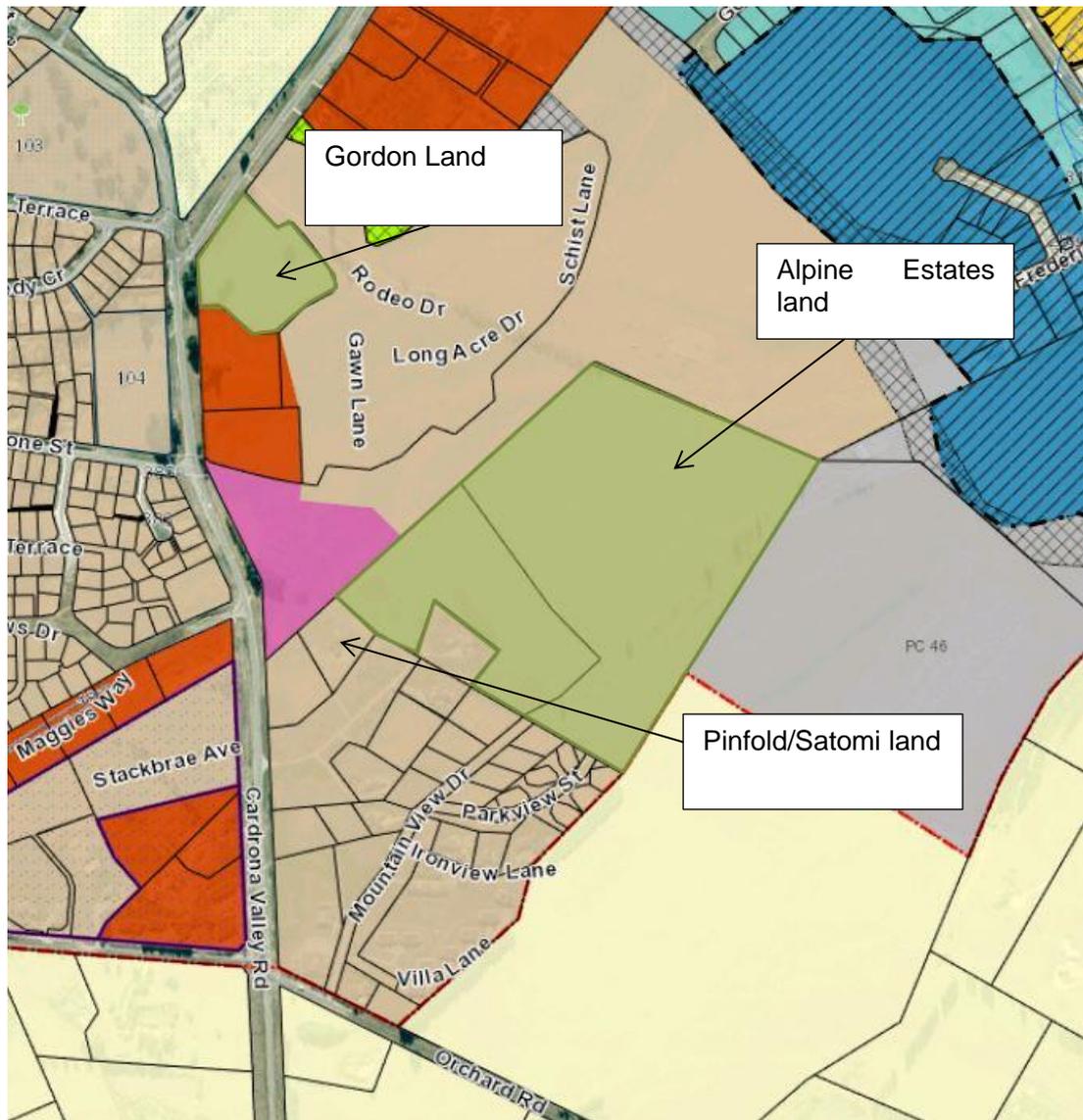
## **6. CARDRONA VALLEY ROAD BLOCK**

### **TRUSTEES OF THE GORDON FAMILY TRUST (GORDON) (395)**

### **ALPINE ESTATE LTD (379)**

### **STUART IAN & MELANIE KIRI AGNES PINFOLD & SATOMI ENTERPRISES LIMITED (622)**

- 6.1** These submissions have been received on the block of land bounded by Cardrona, Orchard and Ballantyne Roads, located within the PDP Wanaka UGB. There are also submissions relevant to this area for urban land outside the PDP Wanaka UGB. These latter submissions are discussed in the report on Urban Fringe: Group 2. A number of submissions have been received on the LSCZ land on Cardrona Valley road, and on LDRZ land for commercial zoning. These submissions are addressed in the Group 1B Business report.
- 6.2** In relation to the residential zoning, Submitter Gordon seeks that a portion of the PDP LDRZ land is zoned MDRZ. The Alpine Estates Submission seeks that land zoned LDRZ is rezoned a mix of higher village, and MDRZ and a structure plan is provided to assist with giving effect to this development.
- 6.3** Figure 6.1 illustrates the wider area. The respective submissions are each considered separately below, with the exception of Mr Davis' ecology assessment, which is applicable to both sites.



**Figure 6.1.** Illustration of the Cardrona Valley Road area and the location of the land sought to be rezoned by Gordon and Alpine Estates Ltd submissions (highlighted green). Refer to PDP Planning Map 23 for specific annotations.

## Ecology

- 6.4** From an ecological perspective Mr Davis notes that based on aerial imagery that both sites is most likely dominated by exotic pasture grasses. Given the lack of existing ecological values he does not oppose any of the submissions from an ecological perspective.

**TRUSTEES OF THE GORDON FAMILY TRUST (395)**

<b>Overall Recommendation</b>	
Recommendation	Accept
Summary	The MDRZ zoning on this land allows a more efficient use of land and adds variety to the type of housing.

<b>Property and submission information</b>	
Further Submitters	1101 (Aspiring Lifestyle retirement Village): Oppose 1212 (Wanaka Lakes Health Centre): Oppose
PDP Zone and Mapping annotations	Low Density Residential Zone
Zone requested and mapping annotations	Medium Density Residential Zone
Supporting technical Information or reports	None
Legal Description	Lot 2 DP 417191
Area	1.93ha
QLDC Property ID	25950
QLDC Hazard Register	LIC 1 Nil to Low liquefaction risk

<b>Summary of Council assessments and recommendations</b>	
Infrastructure	Not opposed
Traffic	Not opposed

### Aerial Photograph of the site



Aerial photograph of the site and surrounding area. The Aspiring Retirement Village is located directly to the north and east, and is substantially developed than the photo indicates. A geriatric hospital is located to the immediate south, and the established Wanaka Medical Centre is visible on the southern side of the geriatric hospital site.

- 6.5** The submitter seeks that the land is rezoned from LDRZ to MDRZ. I note that the submission illustration contains a map with several different zones to the PDP. However, the relief sought in the prescribed form is quite specific in that it relates only to the land identified above, and to rezone it MDRZ.
- 6.6** The site could yield 29 allotments under the LDRZ and the MDRZ could enable 52 allotments, an increase of 23.

**6.7** PDP Planning Map 23 **[CB26]** illustrates the multiple land uses envisaged through the PDP in this area. The land to the west on the opposite side of Cardrona Valley Road contains two recreation reserves (Designations 103 and 104), a golf course is located immediately opposite (Designation 95), and community facilities such as the Wanaka Medical Centre are located to the south.

**6.8** The PDP LSCZ is located approximately 350m to the south. I acknowledge that there are outstanding submissions on the site relating to the LSCZ, primarily focused on the size of the zone and scale and intensity of activities that could occur, and these matters are addressed by Ms Bowbyes in her evidence. However, I confirm that a LSCZ in some form is supported by all submitters. The Wanaka Town Centre is approximately 1.6km from the site, measured along the main public roads.

### **Infrastructure**

**6.9** Mr Glasner raises no objection to the rezoning request stating that there is capacity for water servicing, and while there is not adequate capacity in the wastewater network, that it can be addressed within Long Term Plan projects.

### **Traffic**

**6.10** Ms Banks does not oppose the rezoning request, and notes that the LSCZ to the south will promote walking and cycling to the local amenities. Ms Banks recommends that vehicular access to the development is located off Golf Course Road and footpaths / cycle paths connecting to the local amenities (e.g. medical centre and the LSCZ) are considered.

### **Analysis**

**6.11** I consider the site is well suited to medium density housing. The site is located in close proximity to parks, community activities in form a medical centre, a golf course and is short bike ride to the Wanaka Town Centre. The southern boundary of the site adjoins the recently established geriatric hospital, however I do not consider this is likely

to create substantial conflicts or reverse sensitivity issues because the hospital should not be a high noise generator.

**6.12** I consider that Ms Banks' recommendations to ensure that vehicular access is via Golf Course Road, and that walking/cycling connections are made to the LSCZ and Wanaka Medical Centre to the south can be addressed at the time of subdivision.

**6.13** Overall, it is my view that rezoning the site to MDRZ would be appropriate and I recommend the submission is accepted.

**ALPINE ESTATE LIMITED (379)**

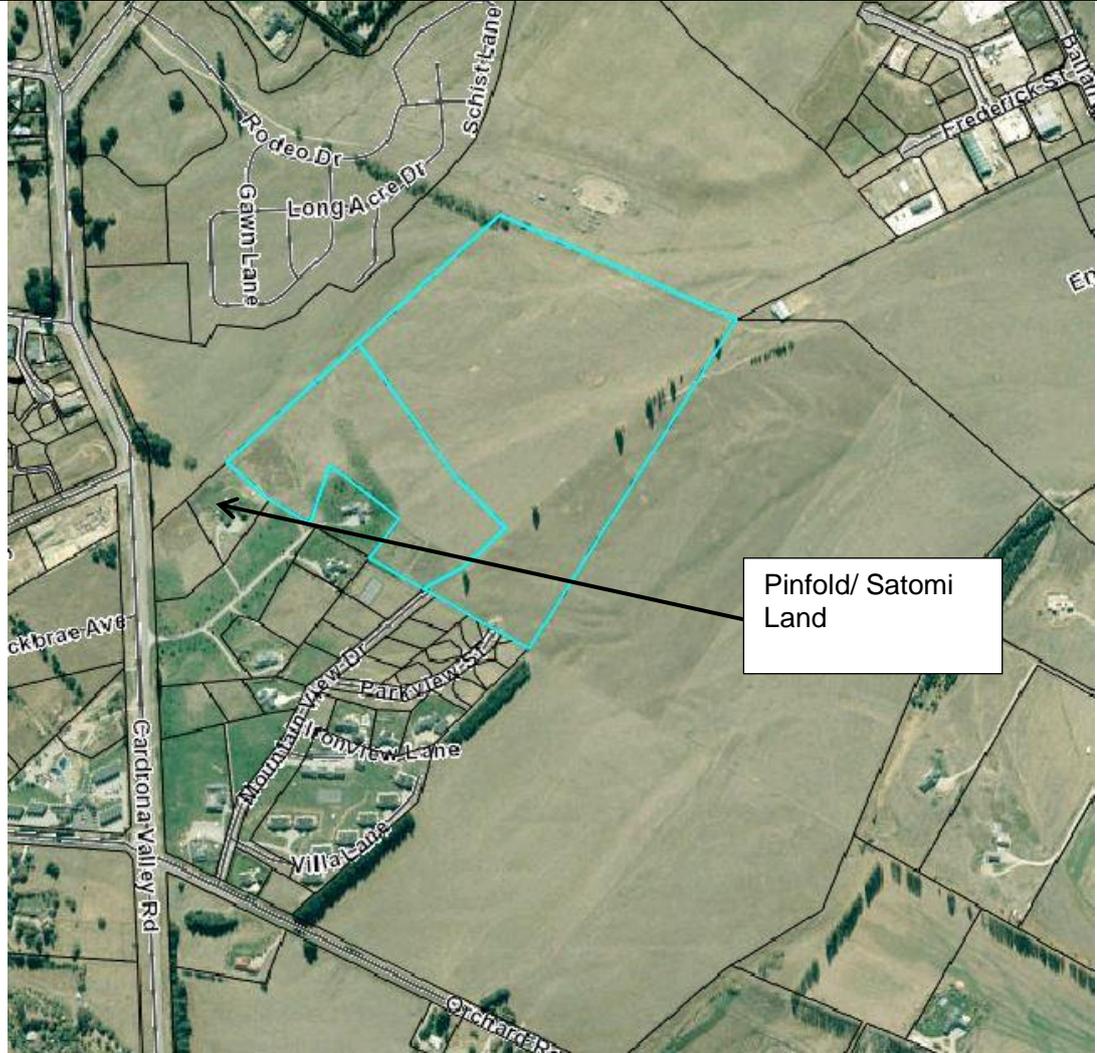
<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The site has potential to be suited to MDRZ, however would require a structure plan to provide certainty of roading and connections and this has not been provided.

<b>Property and submission information</b>	
Further Submitters	1193 (Trustees of the Gordon Family Trust): Oppose
PDP Zone and Mapping annotations	Low Density Residential Zone
Zone requested and mapping annotations	Village Zone and Medium Density Residential
Supporting technical Information or reports	None
Legal Description	Lot 1 DP 498936 Lot 2 DP 498936
Area	16ha
QLDC Property ID	52400 52420
QLDC Hazard Register	LIC 1 Nil to Low Liquefaction risk

**Summary of Council assessments and recommendations**

Infrastructure	Not opposed – Conditional
Traffic	Opposed

**Aerial Photograph of the site**



Aerial photograph of the site. The Gordon submission land (outlined in blue) is located approximately 380 metres to the north of Orchard Road and adjacent to the PD LCSZ.

**6.14** Although the Alpine submission is specific with respect to the area, the relief sought is broad and seeks:

- (a) rezoning to a mix of Medium Density Residential and Village Zone;
- (b) give effect to this through a structure plan to be included on Planning Map 23; and
- (c) consequential amendments to the text in the PDP are included so as to effectively implement the zoning, including

but not limited to maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations. These matters are related to the rezoning and were not addressed in the zone hearing.

- 6.15** The submission is accompanied by an annotated planning map that identifies the site, and what appears to be a roading layout. However, there is no further evidence supporting the proposals. I therefore do not have an adequate understanding of what the 'Village Zone' might include, but because of the very close proximity of the site to the PDP LSCZ, I do not consider additional commercial zones to be appropriate and I recommend that this part of the submission is rejected.
- 6.16** I infer the medium density development requested to be akin to the PDP MDRZ and it is assessed on that basis. The site is 16ha and rezoning this site to MDRZ could enable 435 units, 193 more than enabled under the PDP LDRZ.
- 6.17** Related to the Alpine Estates land, is the submission of Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited (622) who seek that the land be rezoned Rural General, as it is in the ODP, and that a 50m building setback is applied across this land, presumably as an amenity buffer for the submitter property. I consider that this buffer is not necessary. The submitter has not identified why this should be justified and I also note that both properties are zoned LDRZ in the PDP, and the submitter's land has a dwelling on it. I do not consider these activities to be incompatible in any way and recommend the imposition of a building setback is rejected.

## **Infrastructure**

**6.18** Mr Glasner identifies that the site is not currently serviced with council reticulation, and changing the zoning would increase demand on the firefighting servicing. Mr Glasner explains that water and waste water supply modelling would have to be undertaken to fully assess the effects on infrastructure.

**6.19** Mr Glasner opposes the rezoning to High Density Residential zone from an infrastructure perspective, unless detailed modelling can be provided that supports the rezoning and shows the infrastructure can be upgraded with minimal work to the existing reticulation.

## **Traffic**

**6.20** Ms Banks calculates that should the subject site be rezoned as requested, the increase traffic would account for nearly a quarter of traffic movements on Cardrona Valley Road. Based on Ms Banks' calculations, she opposes the rezone request.

## **Analysis**

**6.21** Even if the proposed 'village zone' were not part of the proposals I consider that a structure plan showing the key and secondary roads, and pedestrian / cycling links, connections with the wider neighbourhood and reserves are necessary, would be necessary. This is to ensure future development at a medium density of a site of this size to provide certainty that key components of the development will function appropriately, minimise wider effects on the local cycling walking and vehicle network and provide for a good living environment within the site. The need for this is emphasised in Ms Banks' evidence.

- 6.22** As I discussed in the evaluation of the Gordon submission, the site is within walking distance of a community activity and amenities of the Wanaka Medical centre, parks and a public golf course. The Wanaka Town Centre is approximately 2km to the north.
- 6.23** The annotated PDP Planning map lodged with the submission is copied below. I consider that more information is necessary before the MDRZ and structure plan for this site could be supported.
- 6.24** I note that the submitters' structure plan includes a road layout through the Rural Zone to the south east with a link onto Cardrona Valley Road. This component is also relevant to the Willowridge (249) submission to extend the LDRZ and UGB toward Orchard Road, that is assessed in the Group 2 report.
- 6.25** Overall, I consider that the component of the submission associated with applying the MDRZ over the site can be supported if modelling shows the area can be appropriately serviced, and an appropriate structure plan is in place to provide certainty that the MDRZ over the size of the site can be given effect to in a way that would create a good quality, well connected living environment and that there is certainty with the overall roading layout.

**SATOMI ENTERPRISES LIMITED (619)**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The site is being developed as a low density residential style subdivision and will have multiple owners and a visitor accommodation overlay is not appropriate.

<b>Property and submission information</b>	
Further Submitters	None
PDP Zone and Mapping annotations	Low Density Residential
Zone requested and mapping annotations	Visitor Accommodation Overlay
Supporting technical Information or reports	None
Legal Description	Lot 1 DP 356941
Area	2.5 ha
QLDC Property ID	20705
QLDC Hazard Register	LIC 1 Nil to Low liquefaction risk

<b>Summary of Council assessments and recommendations</b>	
Infrastructure	Opposed
Traffic	Not opposed

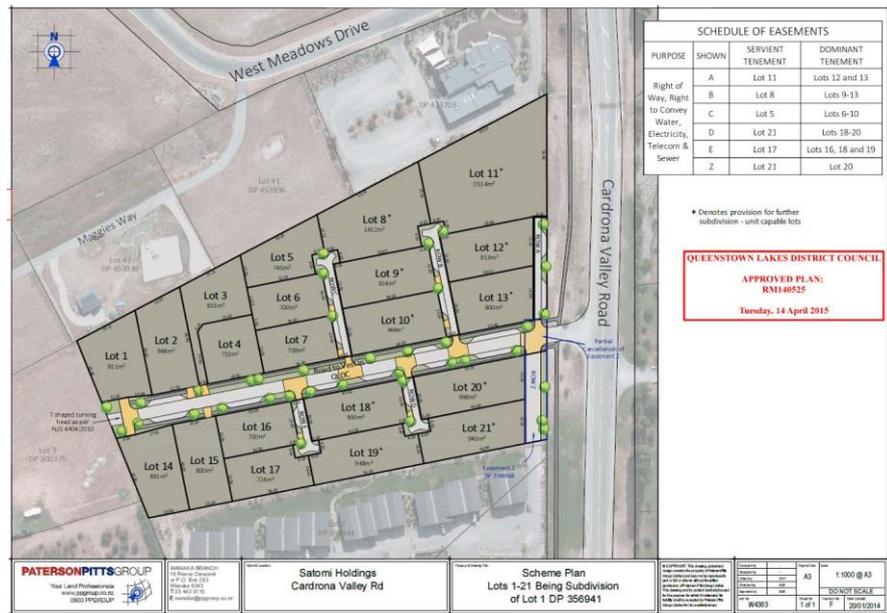
### Aerial Photograph of the site



Aerial photograph of the site. The image depicts the soon to be finalised subdivision and access 'Stackbrae Avenue'.

**6.26** The submitter seeks that a visitor accommodation overlay is applied to this site. No provisions or details of a framework are provided. The submitter considers this is justified because of the established intensive visitor accommodation activity to the south, known as 'Oak Ridge', and that visitor accommodation is an important resource within the District.

**6.27** The site is subject to a resource consent for low density residential intensity development, with multiple fee simple sites to be created. It is evident from the activities undertaken on the site that the subdivision development is nearing completion. Figure 6.2 below is the approved subdivision plan (RM140525) that is currently being given effect to.



**Figure 6.2.** Approved subdivision layout plan of RM140525 that is presently being given effect to.

**6.28** I do not consider the land use history of the adjoining property to be a reason to enable visitor accommodation on this site. In addition, the likely future 21 independent residential units on this site do not provide a land use pattern that is likely to support intensive visitor accommodation land uses on each site.

### Infrastructure

**6.29** Mr Glasner explains the current status of the infrastructure supply to the area in his evidence. Mr Glasner opposes the request because the area is unable to provide FW3 level of service for commercial business. I note that currently consented development is residential at a LDRZ density.

### Traffic

**6.30** In terms of the impact of the rezoning on the roading network and roading capacity, Ms Banks does not oppose the rezone request stating the traffic impacts would be similar to the traffic generated under the PDP zoning.

## **Recommendation**

**6.31** I do not consider that providing a visitor accommodation overlay would be the most appropriate land use for this site and I recommend the submission is rejected.

## **7. ROGER GARDINER (260)**

**7.1** Roger Gardiner requests that the PDP Planning Maps show the reserve classification of land (where applicable) and rely less on designations. Currently, the QLDC as requiring authority designates its reserves and these are shown on the PDP Planning Maps as designations, irrespective of the underlying zoning.

**7.2** The use of the designation process is available to the QLDC as a requiring authority and it is currently their discretion to use this method. I consider that the reserve classification is not of primary importance from a resource management perspective and does not need to be shown on the Planning Maps. I am aware however, that as part of Stage 2 the Council is investigating dispensing with designations and applying zones to land it administers for open space, many of which are reserves.

**7.3** Mr Gardner has also sought that the Wanaka lakefront reserves are classified as an ONL. The submission is supported by a further submission from the Ross and Judith Young Family Trust (1088).

## **Landscape**

**7.4** Ms Mellsop has inferred the 'lakefront reserves' as those identified in the Wanaka Lakefront Reserve Management Plan, October 2014,<sup>7</sup> as referenced in the submission.

**7.5** The Reserves Management Plan (dated October 2014) covers 13 lakefront reserves from Glendhu Bay in the west to the Outlet Reserve at the Clutha River Mata-Au outlet. The majority are

---

<sup>7</sup> Refer to <http://www.qldc.govt.nz/assets/Uploads/Council-Documents/Reserve-Management-Plans/Wanaka-Lakefront-Reserves-Management-Plan.pdf>.

classified as part of the Lake Wanaka ONL in the notified PDP, or in the case of Glendhu Bay as part of the wider ONL of west Wanaka. The exceptions are:

- (a) Wanaka Station Park; and
- (b) the central highest part of Eely Point Reserve.

**7.6** Ms Mellsop does not support making Wanaka Station Park an ONL, noting that it is zoned LDRZ.

**7.7** Ms Mellsop does however consider that the whole of Eely Point Reserve is included in the ONL and recommends the ONL line is adjusted at this location. Further, she recommends the ONL boundary at Bremner Bay is included in the ONL because of the regenerating native vegetation.

**7.8** On the basis of Ms Mellsop's assessment I recommend the ONL boundary is amended at this location. With regard to the submitter's request to use a different zoning or annotation method for reserves, I recommend that it is rejected.

**8. RJ AND SH WALLACE (498)**

**8.1** The submitters have a concern with a portion of LDRZ zoned land that has a 'burn' or earth bund constructed upon it as part of the settlement of the appeal on Plan Change 36: Wanaka Industrial Zoning Extension. I note that the submitters state that there is a covenant securing the retention of the mound. I do not consider that the LDRZ zoning will affect this covenant and the submission does not request any specific relief. I recommend the submission is rejected on the basis that no further action is necessary on this matter.

**9. STONEBROOK PROPERTIES LIMITED (62)**

**9.1** The submitter seeks that a visitor accommodation sub zone is provided for a group of sites at Stonebrook Drive that are used for visitor accommodation.<sup>8</sup> The submitter questions whether it is deliberate or not that these properties have been omitted from the Visitor Accommodation sub zone. The submitter uses the reference '8 Stonebrook Drive' as the location; however this does not appear in the Council's property information system. I infer through the property owner details that they are the following properties illustrated in Figure 9.1 below, and confirmed by the website referenced in footnote 8.



**Figure 9.1.** The sites subject to the submission for a visitor accommodation overlay outlined in blue.

**9.2** The current zoning of these sites is LDRZ. This zone is considered to be the most appropriate planning approach for this location because it is consistent with the Council's principles for rezoning set out in my Strategic evidence. In particular it aligns with surrounding land use patterns and provide for a level of development and amenity that is consistent with the outcomes intended for this area in relevant plans. I note that the existing visitor accommodation activity is already

<sup>8</sup> Refer to <http://wla.co.nz/>.

consented under RM060146, and that the LDRZ provides for visitor accommodation as a Restricted Discretionary activity.

**9.3** However, I do not consider it appropriate to provide a Visitor Accommodation sub zone simply because of the current use of these sites for visitor accommodation. I note that the ODP did not provide any form of visitor accommodation sub zone. I do not consider there are any significant efficiencies from a planning perspective.

**9.4** I recommend this submission is rejected.

**Varina Propriety Limited (591)**

<b>Overall Recommendation</b>	
Recommendation	Accept in part
Summary	The request for Medium Density zoning is appropriate however a visitor accommodation sub zone overlay is not supported.

<b>Property and submission information</b>	
Further Submitters	FS 1276 JWA and DV Smith Trust: Oppose
PDP Zone and Mapping annotations	Low Density Residential Zone
Zone requested and mapping annotations	Medium Density Residential Zone Visitor Accommodation Sub Zone Overlay
Supporting technical Information or reports	None
Legal Description	Various
Area	6000m <sup>2</sup> approximately
QLDC Property ID	Various
QLDC Hazard Register	Liquefaction LIC 2 Probably Low

<b>Summary of Council assessments and recommendations</b>	
Infrastructure	Not opposed
Traffic	MDRZ – Not Opposed conditional on their being two car parks per site. VA Subzone - Opposed

### Aerial Photograph of the site



Aerial photograph of the site. The properties requested to be rezoned MDRZ and VA subzone are shaded red. Pembroke Park is located to the immediate north east. Wanaka Town Centre is located to the east.

- 9.5** Varina Propriety Limited has requested to rezone 9 sites from notified LDRZ to MDRZ with a Visitor Accommodation Sub zone.
- 9.6** The parcel of sites is bounded by McDougall Street, Brownston Street and Upton Street, and is located to the west of McDougall Street. The submission document identifies that these properties have resource consent for a variety of visitor accommodation. I note that these appear to be of a residential scale and intensity.
- 9.7** In terms of the MDRZ, the net lot yield based on the notified zone is 13, the lot yield based on the zone sought would be 24, therefore the potential estimated yield above the notified PDP zoning would be 11 residential lots.

## Traffic

- 9.8** From a transport perspective, Ms Banks considers that the MDR zoning sought should not create significant impacts on the transport road network, providing that 2 car parking spaces per unit are provided within the sites.
- 9.9** Ms Banks considers that a Visitor Accommodation Sub Zone will enable more permitted activities within the site and may create traffic and safety issues due to the increase in demand. It will also likely create parking problems. Therefore, Ms Banks opposes the rezone request to Visitor Accommodation Sub Zone.

## Infrastructure

- 9.10** Mr Glasner does not oppose the rezoning request because from an infrastructure perspective, as his evidence is that there is capacity for water servicing in the current infrastructure. While Mr Glasner identifies that there is not adequate capacity in the wastewater network, this is within the planned Long Term Plan projects.

## Analysis

- 9.11** The subject sites are located adjacent to recreation reserves, and are a short distance (600m) to the Wanaka Town Centre, and 300m to Lake Wanaka. The sites have good access to local amenities. I therefore consider that MDRZ zoning is appropriate.
- 9.12** I do not consider a Visitor Accommodation Sub Zone to be appropriate because of the unknown intensity and scale. I note that the submission states that visitor accommodation is consented on the individually properties. However, my understanding of these is that they emulate the residential scale and intensity of development, this in turn means that it is unlikely that more intensive aspects such as coach parking would be likely from this site currently.
- 9.13** I also note that PDP Chapter 8 MDRZ **[CB8]** does not have a Visitor Accommodation Sub Zone, and the emphasis of this zone is to

provide intensive forms of housing that are close to amenities and services and can be serviced. I therefore consider that a Visitor Accommodation Sub Zone would detract from the zone purpose.

**9.14** On this basis and from the supporting evidence from Ms Banks I recommend the Visitor Accommodation Sub Zone component is rejected.

## **10. LAKE HAWEA REZONING SUBMISSIONS**

**10.1** Submissions 460 (Jude Battson) and 462 (Joel Van Riel), 697 (Streat Developments), and 249 (Willowridge Developemnts Ltd) seek to rezone land in the Rural Residential Zoned land directly adjacent to the Lake Hawea Township. The Township Zones and any submissions on this land are not on Stage 1 of the PDP and have not been evaluated.

**10.2** The Commercial Report 1B evidence of Amy Bowbyes discusses submissions on the Lake Hawea LSCZ. In addition, refer to the Strategic Evidence that discusses the submissions associated with the identification of an UGB at Lake Hawea.



**Figure 10.1.** Aerial photograph of Lake Hawea Township with the general location of the respective submissions identified.

**11. GRANDVIEW ROAD, SAM JOHN PLACE AND LICHEN LANE  
ZONING/DENSITY**

**Jude Battson (460)**

**Joel Van Riel (462)**

**Jan Solbak (816)**

**Laura Solbak (119)**

**Hawea Community Association (HCA) (771)**

**Robert Devine (272)**

**Gaye Robertson (188)**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The Rural Residential Zoning is the most appropriate zoning because it will maintain the established pattern of development and low density amenity .

<b>Property and submission information</b>	
Further Submitters	See discussion at parts 22.5 – 22.7 below
Land area referred to	Grandview Road, Sam John Place and Lichen Lane
PDP Zone and Mapping annotations	Rural Residential
Zone requested and mapping annotations	Various
Supporting technical Information or reports	None
Legal Description	Various
Area	
QLDC Property ID	Various
QLDC Hazard Register	Flooding – Dam burst ( 22.4 below)

<b>Summary of Council assessments and recommendations</b>	
Infrastructure	Opposed (Batson) Not opposed (van Riel)
Traffic	Opposed (Batson)
Ecology	Not opposed

### Aerial Photograph of the site



Aerial photograph of the site requested for Grandview Road, Sam John Place and Lichen Lane to be rezoned as per the requests outlined in the discussion below. Blue hash indicates area of flooding from dam burst risk.

- 11.1** Jude Battson (460) seeks that Lichen lane and Sam John Place, referred to as Grandview Stages 1 and 2, which are zoned Rural Residential are rezoned to an unspecified residential density. Joel Van Riel (462) with further submissions in support from Darryll and Melanie Rogers (FS 1138 and 1141) seek that the minimum allotment size at Sam John Place is amended to 2000m<sup>2</sup>.
- 11.2** Jan Solbak (816) and Laura Solbak (119) seek that the notified PDP Rural Residential Zoning and 4000m<sup>2</sup> minimum allotment size is retained. Similarly, the Hawea Community Association (HCA) (771) seek that the Rural Residential Zoning is retained. Robert Devine (272) and Gaye Robertson (188) seek that the notified PDP Rural Residential Zoning is retained. A further submission from Willowridge Developments (FS1012) opposes the Robertson submission.
- 11.3** Submitters Solbak and Devine consider that the Rural Residential Zone at Grandview Road and Sam John Place and Lichen Lane provide an appropriate buffer to the wider Rural Zone and the 4000m<sup>2</sup> density is necessary to retain the amenity values currently present. Conversely, submitter Jude Battson requests that the zoning reflects

the more urban densities that are authorised by the Grandview Stage 3 resource consent and that the Council vests Grandview Road. Ms Battson also considers that infill subdivision to a density of one acre (2000m<sup>2</sup>) be allowed because people are not maintaining their properties under the Rural Residential Zoning regime.

### **Infrastructure**

**11.4** In terms of the impacts of rezoning on the water and wastewater network, the submission has been assessed by Ms Battson's request for residential zoning over the entire Sam John Place and Lichen Lake area, and the lower density of 2000m<sup>2</sup> requested by Mr Van Riel.

**11.5** In terms of Ms Battson's request, Mr Glasner does not support LDR rezoning of 40ha (536 additional residential lots), owing to the increase in infrastructure demands which may require substantial upgrades.

**11.6** Mr Glasner however has no objections for the request for 2000m<sup>2</sup> lots (submission 462 – van Riel), stating that an additional 20 lots would not have a significant impact on infrastructure network.

### **Ecology**

**11.7** Mr Davis considers that the vegetation is likely to be dominated by exotic pasture grasses and the rezoning would be appropriate from an ecological perspective.

### **Traffic**

**11.8** In regards to the rezoning sought by Ms Battson (460), Ms Banks opposes the rezoning because Sam John Place is a cul-de-sac off Cemetery Road that has a speed limit of 100km/h. Also, given the significant increase in development, the intersection of Sam John place / Cemetery Road would require an upgrade to include prioritisation and widening at Sam John Place and investigation into the need for a right turn bay on Cemetery Road.

- 11.9** With regard to the rezoning sought by Mr Van Riel, Ms Banks does not oppose because the request would increase an additional 20 lots. Ms Banks has calculated that an additional 26 trips per hour would be added to the existing cul-de-sac off Cemetery Road. Based on a small number of additional trips, she does not oppose the rezoning sought. However, Ms Banks considers an assessment will be required to warrant the need to upgrade the intersection.

### **Analysis**

- 11.10** I consider that allowing infill along the existing Lichen lane, Sam John Place and Grandview Road Rural Residential neighbourhoods that are already developed would have detrimental effects on the rural residential character and alter the established pattern of development for no identifiable benefit. I acknowledge the case for providing higher densities or infill opportunities in suitable locations and where there are Council services available. I also support the concept of a 'hard' urban edge.
- 11.11** However, it is my view that in this case I do not consider the layout and existing pattern of development will lend itself to successful infill or higher density development. The area has been developed to a Rural Residential density with a series of cul de sacs and is now in multiple ownerships. I consider that higher, more urban densities and a hard urban edge would most likely have been successful at this location if the original developments were better planned and connected and provided a coherent landscape buffer or edge along Muir and Cemetery Road.
- 11.12** In addition, it is my view that issues with the maintenance of 4000m<sup>2</sup> properties is largely irrelevant in determining what is the most appropriate zoning. Ongoing maintenance and management of vegetation to reduce fire risk is a matter for any property owner, and is not a reason to change the zoning. The current owners bought these properties with a minimum allotment size of 4000m<sup>2</sup> and the ODP provisions do not set any expectations that infill is contemplated in this area.

**11.13** On the basis of the above I recommend the Rural Residential zoning as notified is retained and Ms Battson's and Mr Van Riel's submissions are rejected. Also, on the basis of Ms Banks' evidence I oppose the rezoning to a more urban density (e.g. ODP Township Zone 800m<sup>2</sup> or PDP LDRZ 450m<sup>2</sup> densities) until such time as the investigations into the intersection with Cemetery Road are resolved.

**11.14** With regard to the land to the east of this area, submitters Streat Developments (697) seek to rezone an 11.1 ha site from Rural Residential to Township Zone. Willowridge Developments Ltd (249) seek to rezone a 42ha site to Low Density Residential. These submissions are now addressed individually.

#### **STREAT DEVELOPMENTS (697)**

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	The submitter seeks to apply the Township Zone over the site and I do not recommend introducing this zone into the PDP without a full review under section 32 of the RMA. The site has sufficient development rights through existing resource consents.

<b>Property and submission information</b>	
Further Submitters	1138 (Darryll Rogers): Support 1141 (Melanie Rogers): Support
Land area referred to	Grandview Stage 3
PDP Zone and Mapping annotations	Rural Residential
Zone requested and mapping annotations	Township Zone (Section 9: Operative District Plan)
Supporting technical Information or reports	Resource consent history (RM050083)
Legal Description	Lot 45 DP 325203
Area	11.1 ha
QLDC Property ID	11629
QLDC Hazard Register	None

**Summary of Council assessments and recommendations**

Indigenous vegetation	Not opposed
Infrastructure	Not opposed
Traffic	Not opposed

**Aerial Photograph of the site**



Aerial photograph of the site requested by Streat Development (697) to be zoned from Rural Residential to Township Zone outlined in yellow.

**11.15** The submission seeks that the land is rezoned from Rural Residential to the (operative) Township Zone.<sup>9</sup> The minimum net allotment size for each residential unit in the Township Zone at Lake Hawea is 800m<sup>2</sup> (ODP Rule 9.2.5.1). The request therefore could enable 93 residential units, 75 more than that anticipated under the Rural Residential Zone.

**11.16** As set out in the Streat Developments submission, the site holds a resource consent for 90 lots.<sup>10</sup> The approved subdivision confirms the provision of roading infrastructure and the design of the

<sup>9</sup> Refer to <http://www.qldc.govt.nz/planning/district-plan/volume-1-district-plan/section-9-townships-hawea-luggate-albert-town-makarora-glenorchy-kingston-and-kinloch/>.

<sup>10</sup> RM050083 that will lapse on 19 January 2019.

subdivision shows a reasonable level of roading and walking connections within the subdivision itself and the adjoining neighbourhoods and road network. Figure 11.1 below is an excerpt from the Streat Developments submission that shows the consented subdivision RM050083.



**Figure 11.1.** Approved subdivision plan of the Streat Developments Site.

### Infrastructure

**11.17** Mr Glasner has no objections to the rezone request stating the increase in load and demands could be accommodated.

### Traffic

**11.18** In terms of the impact of the rezoning on the roading network and roading capacity, Ms Banks does not oppose the rezoning request.

## Ecology

- 11.19** Mr Davis considers that the site is likely to be dominated by exotic grassland species and has no objections to the rezoning request from an ecological perspective.

## Analysis

- 11.20** I do not consider it is efficient or sound resource management practice to include the Operative Township Zone provisions in Stage 1 of the district plan review via a rezoning submission for a specific site. The ODP Township Zone rules may no longer be appropriate and a review of the costs and benefits of applying these provisions under section 32 of the Act is considered necessary.
- 11.21** For example, it is a non-complying activity to establish a residential flat in the Township Zone, presumably because of the limitations of the infrastructure within these neighbourhoods historically.<sup>11</sup>
- 11.22** Taking into account advances in on-site wastewater systems and the fact that many of the established Township Zones are connected to the Council's reticulated water and wastewater network (Lake Hawea, Albert Town) the efficacy of this rule and others that reflect the more historical, isolated location of Township settlements should be reviewed comprehensively and, I do not recommend these provisions are included in the PDP through a submission process.
- 11.23** I also consider that the development rights sought by the submitter are available through their subdivision consent (RM050083). In addition, the incentive to realise the development rights that exceed the underlying zoning could also encourage the developer to give effect to the consent and release the allotments to the market.
- 11.24** On the basis of the above I recommend the submission is rejected and the Rural Residential Zoning is retained.

---

11 ODP Rule 9.2.3.4 VI. Issue 9.1.2.ii 'level of servicing' and policy 1.3.1.3.2 'the need to provide options for reticulated services'.

## WILLOWRIDGE DEVELOPMENTS LIMITED (249)

<b>Overall Recommendation</b>	
Recommendation	Reject
Summary	A large portion of the site is not within the scope of Stage 1 of the District Plan Review and the remaining part of the site zoned Rural Residential has sufficient development rights through existing resource consents.

<b>Property and submission information</b>	
Further Submitters	None
Land area referred to	Timsfield
PDP Zone and Mapping annotations	Rural Residential Zone
Zone requested and mapping annotations	Low Density Residential Zone
Supporting technical Information or reports	None
Legal Description	LOT 999 DP 426009 LOTS 996-998 DP 372975
Area	40.155ha
QLDC Property ID	26267
QLDC Hazard Register	Active fault line – location approximate (north western corner)

<b>Summary of Council assessments and recommendations</b>	
Indigenous vegetation	Not opposed
Infrastructure	Not opposed
Traffic	Opposed

## Aerial Photograph of the site



Excerpt of PDP Planning Map 17. The component of this submission that is within scope is the green, Rural Residential Zoned land, bounded by Cemetery Road, Capell Ave (Unformed) to the east and Bell Street to the west. The purple area is zoned Operative Township and not within scope of this hearing.

- 11.25** The submitter seeks that the zoning of Rural Residential is changed to LDRZ.
- 11.26** The split zoning of Operative Township and PDP Rural Residential on this site, and that only the Rural Residential Zoned land is within scope makes it difficult to assess the site as a whole because the Township Zones are not a Stage 1 zone.

### Infrastructure

- 11.27** Mr Glasner has not assessed this submission on the basis that the Township Zone is not included in Stage 1 of the PDP.

## **Traffic**

- 11.28** In terms of the impact of the rezoning on the roading network and roading capacity, Ms Banks' opposes the rezoning sought based on there being no supporting evidence provided to demonstrate that the impacts on the neighbouring transport network would not be impacted given the scale of the development that would enable 572 lots under the requested rezone.

## **Ecology**

- 11.1** Mr Davis considers that the site is likely to be dominated by exotic grassland species and has no objections to the rezoning request from an ecological perspective.

## **Recommendation**

- 11.2** I do not consider that rezoning the portion of the site that is 'on' stage 1 of the PDP to LDRZ would result in a coherent zoning pattern. I also consider that even if possible, rezoning the entire site to LDRZ may not be the most appropriate zoning because the submission is deficient in terms of infrastructure and transportation matters. I recommend the submission is rejected.

**11.3** I consider that there is merit however in investigating whether the site should be rezoned Township, or LDRZ. I note that as part of Stage 2 of the District Plan Review the Council will review the Township Zones and it has the discretion, if it chooses to do so as part of the notification of Township Zoned land, to include the portion of the site zoned Rural Residential to be included as part of the review. I consider that if this is the case, a structure plan that manages transportation and access issues, subdivision design including walking and cycling connections and infrastructure capacity and edge effects within the wider Rural Zone should also be investigated.



**Craig Barr**

**17 March 2017**