

SUBMISSION ON PUBLICLY NOTIFIED PROPOSED DISTRICT PLAN
 Clause 6 of First Schedule, Resource Management Act 1991

TO: Queenstown Lakes District Council

1. Name of Submitter

(a) Jeremy Bell Investments Limited ("JBIL")

2. This is a submission on the Queenstown Lakes District Council Proposed District Plan ("the Plan").

3. I could not gain an advantage in trade competition through this submission.

4. The specific provisions of the proposal that my submission relates to are:

(a) All Plan provisions relevant to Wanaka Airport, its surrounding land area and JBIL's property.

5. My submission is:

(a) **Introduction**

JBIL owns approximately 1773 hectares of land to the south of Wanaka Airport. The land is contained in CFR's OT3C/1134 and 2455. The majority of the land is run as a working deer farm (Criffel Station). A small portion of the land (CFR OT3C/1134) contains the 'Have-A-Shot' activity centre. It is this parcel of land and some of the immediately adjacent land that is the subject of this submission.

(b) **Reasons for Submission**

In 2011 the Queenstown Lakes District Council ("Council") notified Hearings Panel decision on Plan Change 26 ("PC26"). PC26 proposed to amend the existing noise boundaries and associated planning provisions in the District Plan in order to provide for the future growth of Wanaka Airport. The decision was appealed by JBIL. The purpose of the appeal was to ensure that PC26 did not prevent JBIL's land from being developed to support Wanaka Airport. The appeal went to mediation (refer ENV-2011-CHC-105).

The Council and JBIL agreed to resolve the appeal. The Council agreed to initiate the process to investigate a mixed use zone at Wanaka Airport.

The Wanaka Airport Management Committee ("WAMC") met on 7 August 2012 and resolved that:

- Airport Management proceed with a review of the extent of land requirements for airport related activities and the possibility of introducing an Airport Use Zone for Wanaka Airport; and
- Consultation would be undertaken with JBIL throughout the review.

A follow up email was sent from Ralph Henderson (Senior Policy Analyst, Council) to JBIL's Counsel on 9 August 2012 stating:

"I can confirm that the Queenstown Lakes District Council will include the findings of a review of the land requirements and associated investigations as part of the section 32 process to evaluate the merits of the introduction of the airport mixed use zone for Wanaka Airport as part of the District Plan Review process".

As agreed at mediation and in reliance on Mr Henderson's email JBIL withdrew its appeal on PC26. This occurred on 31 January 2013.

On 23 January 2013 JBIL was advised that AirBiz had been engaged to complete Master Plan for Wanaka Airport. On 14 February 2013 Wanaka Airport's planning consultants confirmed the AirBiz Study would review the land requirements for airport related activities.

JBIL was surprised when the Plan was notified with:

- No Mixed Use Zone associated with Wanaka Airport;
- No reference to the possibility of such a zone being investigated in the Section 32 Report; and
- No reference in the Section 32 Report to the AirBiz study completed for Wanaka Airport.

Recent enquiries have confirmed that the AirBiz Study was completed however the study has not been released to JBIL on commercial sensitivity grounds.

(c) **Submission**

JBIL seeks the Plan be amended by inserting a new zone called the Wanaka Airport Mixed Use Zone ("WAMUZ"). This Zone will cover the 14.54 hectare area shown in the **attached** map prepared by Patterson Pitts dated May 2011.

It is anticipated that such a zone would contain a similar Objective, Policy and Rule framework to that proposed for the Airport Mixed Use Zone in Chapter 17 of the Plan. It is expected that appropriate modifications would be made to reflect Wanaka Airport's location and context.

JBIL considers that a WAMUZ would meet the purpose of the Resource Management Act 1991 and specifically provides for the management and use of natural and physical resources in a way that enables people and communities to provide for their social and economic wellbeing.

Specifically the WAMUZ would:

- (i) Contain provision enabling Airport Related Activity within the Zone as a permitted activity. It would also enable non-Airport Related Activity so far as it is appropriate in the Zone.
- (ii) Contain appropriate standards enabling activities, development activity, buildings and landscaping within the Zone that are

consistent with the location, landscape context and existing development within Wanaka Airport and its surrounding area..

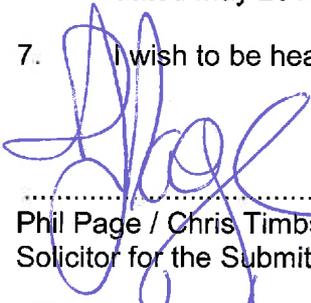
In the alternative JBIL seeks that amendments are made to the proposed Rural zone provisions to enable the activities that would otherwise be anticipated within a WAMUZ zone.

Any other necessary consequential amendments are made as required to give effect to this submission.

6. I seek the following decision from the local authority:

That the 14.54 hectare area shown in the **attached** map prepared by Patterson Pitts dated May 2011 is rezoned as WAMUZ as set out in this submission.

7. I wish to be heard in support of my submission


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Phil Page / Chris Timbs
Solicitor for the Submitter

23/09/2015
.....
Date

Address for service
for submitter:

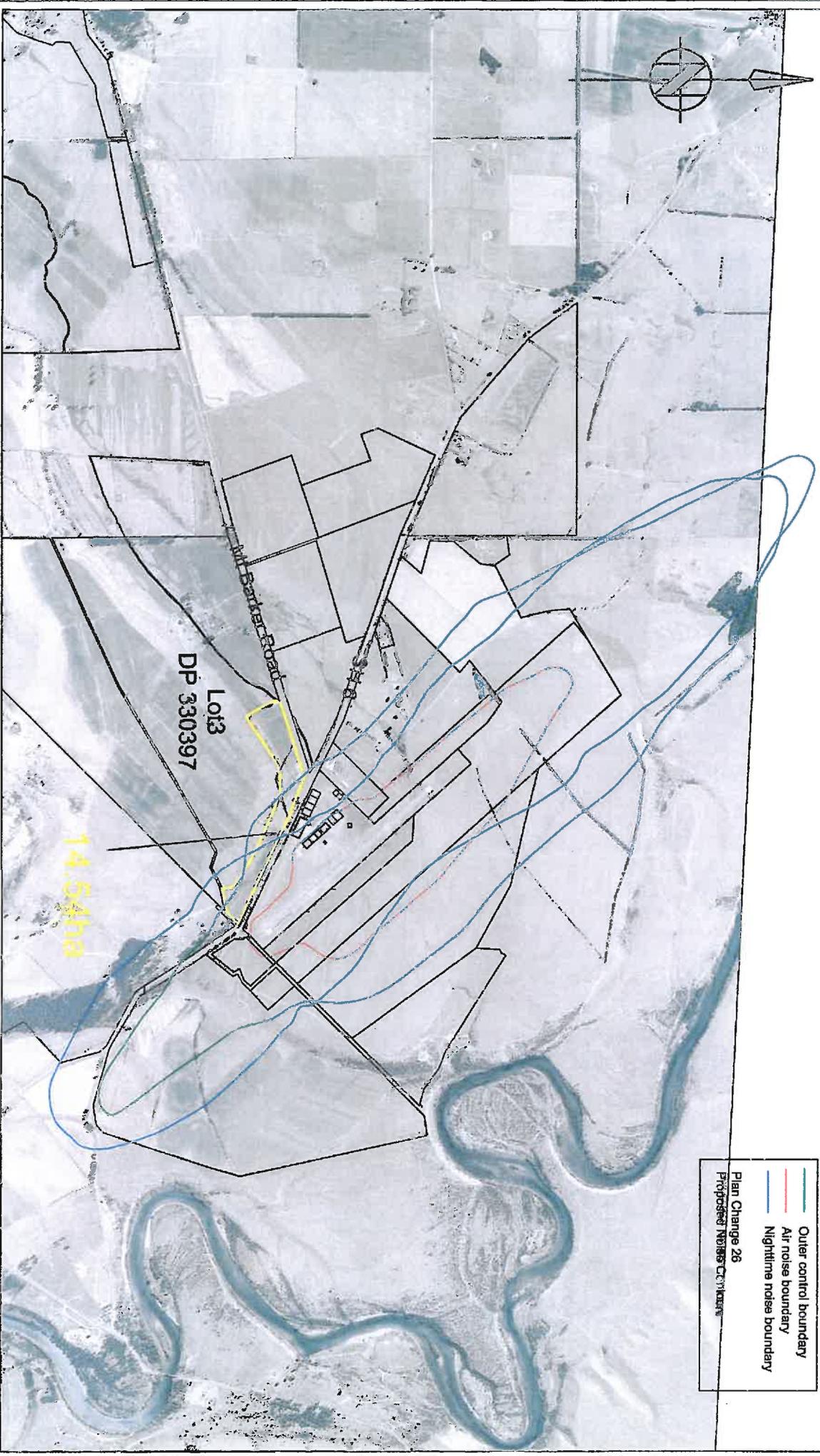
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Outer control boundary
 Air noise boundary
 Nighttime noise boundary
 Plan Change 26
 Proposed Noise Contours

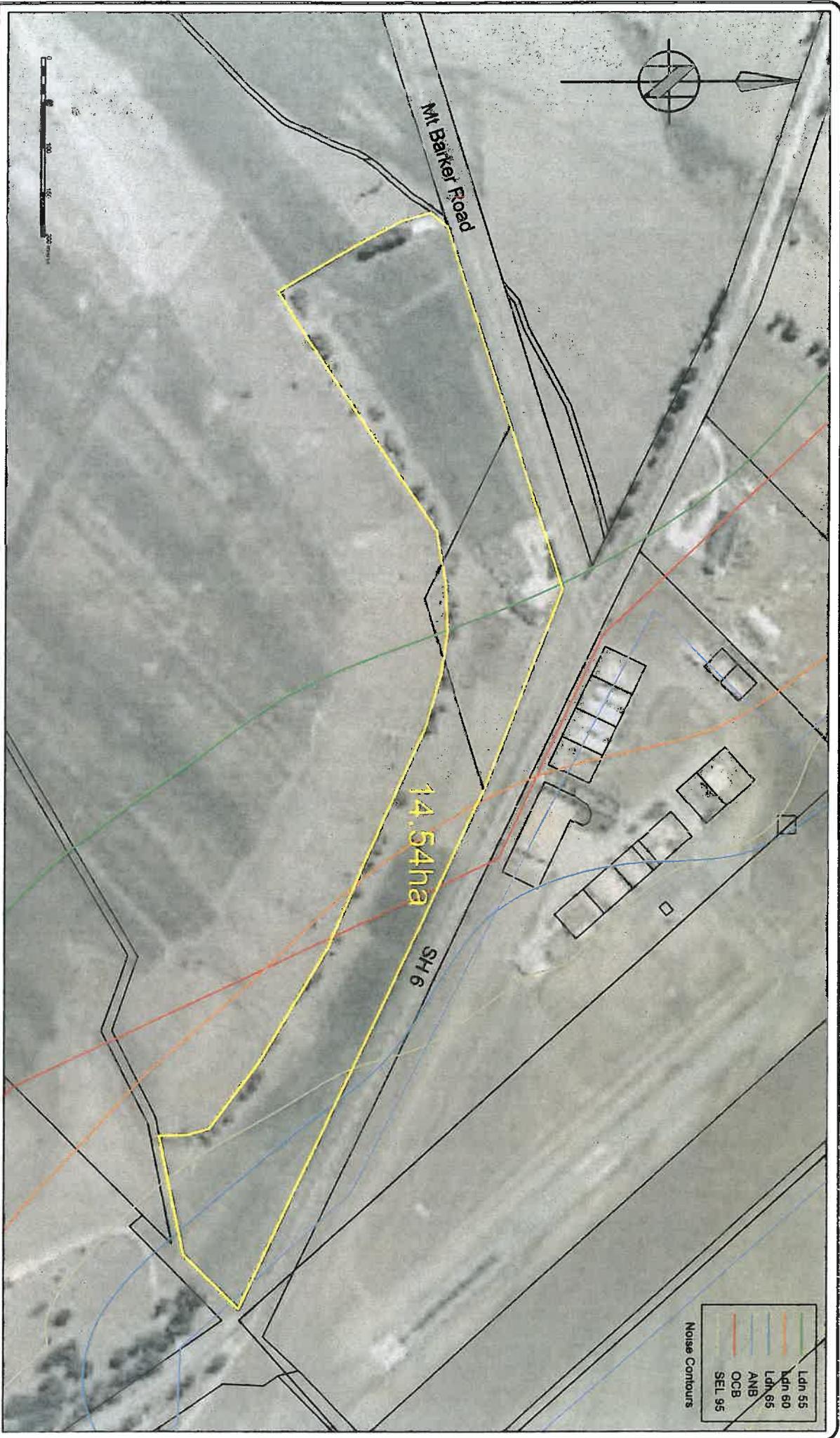
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Land Suitable for Airport-Related Activities
 Plan Change 26
 QLDC District Plan

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 Notes:
 Areas & dimensions subject to final survey

Scale	1:20,000 @ A3
Drawn By	DPS
Date	MAY 2011
Job No.	W3642
Layout	Scheme A



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Scale	1:4000 @ A3
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Noise Contours

Green line	Ldn 55
Blue line	Ldn 60
Orange line	Ldn 65
Red line	ANB
Yellow line	OCB
Purple line	SEL 95