



SOUTHERN LAND

SURVEYING | PLANNING | LAND DEVELOPMENT

Our Reference	: S4138
Date	: 20 October 2015
Location	: Riverbank and Orchard Road, Wanaka
Legal Description	: Lots 1 - 9 DP 300773
Territorial Authority	: Queenstown Lakes District Council
Plan	: Proposed District Plan
Zoning	: Rural General
Submission	: Submission on Part 7, Planning Maps 18 and 23 of the Queenstown Lakes District Council Proposed District Plan to re-zone Lots 1 - 9 DP 300773 from Rural General to Rural Residential.
Supporting Documents	: Location Plan of the Site

1.0 SUBMITTERS

Lot 1 DP 300773 - Wanaka Berry Farm

Submitter/Owner Full Name	Simon Jackson and Lorna Gillespie
Address	83 Orchard road
Legal Description	Lot 1 DP 300773
Submitter Valuation Number	29061 02710
Phone Number	03 443 7751
Mobile Number	027 499 9387
Email Address	simon@wanakaberryfarm.co.nz

Lot 2 DP 300773 – LJ Martin, S Martin and Winestock Trustees Limited

Submitter/Owner Full Name	Lee and Sandy Martin
Address	89 Orchard Rd
Legal Description	Lot 2 DP 300773

Submitter Valuation Number	29061 20708
Phone Number	04 443 1931
Mobile Number	0274 507 964
Email Address	sandymartin346@msn.com

Lot 3 DP 300773 – DB Telfer, ML Telfer and Polson Higgs Nominees Limited

Submitter/Owner Full Name	Dean Bruce Telfer, Michelle Louse Telfer & Polson Higgs Nominees Ltd
Address	296 Riverbank Road, Wanaka
Legal Description	Lot 3 DP 300773
Submitter Valuation Number	29061 02707
Phone Number	443 4906 (Work) 443 8526 (home)
Mobile Number	027 480 7501 (Dean)
Email Address	telferholdings@alpineauto.co.nz

Lot 4 DP 300773 – JM Prince and DJ Prince

Submitter/Owner Full Name	Denise and John Prince
Address	5 Wilkin Road, Wanaka
Legal Description	Lot 4 DP 300773
Submitter Valuation Number	29061 02709
Phone Number	03 443 6750
Mobile Number	027 6712077
Email Address	denise.prince@yahoo.co.nz

Lot 5 DP 300773 – Hall Trust Limited

Submitter/Owner Full Name	Juliet Hall
Address	248 Riverbank Road
Legal Description	Lot 5 DP 300773
Submitter Valuation Number	29061 02704
Phone Number	03 443 9997
Mobile Number	027 644 9599
Email Address	info@wayuphigh.co.nz

Lot 6 DP 300773 – AB Gillespie, PA Gillespie, J Boyd

Submitter/Owner Full Name	Alastair & Philippa Gillespie and Jackie Boyd
Address	250 Riverbank Road
Legal Description	Lot 6 DP 300773
Submitter Valuation Number	29061 02705
Phone Number	03 443 9026
Mobile Number	0274 953380 (Pip) 0274 995 273 (Al)
Email Address	Pip.al@xtra.co.nz

Lot 7 DP 300773 – Red River Ranch Limited

Submitter/Owner Full Name	Jackie and Simon Redai
Address	281 Riverbank Road
Legal Description	Lot 7 DP 300773
Submitter Valuation Number	29061 02706
Phone Number	03 443 7042
Mobile Number	027 5747 707
Email Address	Jackie@aaa.net.nz

2.0 SUPPORT/OPPOSE/OTHER

3.0 OUR SUBMISSION IS

- 3.1 That Lots 1 - 9 DP 300773 be re-zoned from Rural General to Rural Residential. It is noted that seven out of the nine lot owners support the submission to rezone the land to Rural Residential, while the remaining two lot owners are neutral.
- 3.2 Lots 1 - 9 DP 300773 (the site) are located on Riverbank Road (located to the south east of the site) and Orchard Road (to the south west), and are currently zoned Rural General under the Operative District Plan and Rural under the Proposed District Plan as notified.
- 3.3 The topography of the site is generally flat, vegetation includes expanses of open pasture grass, poplar shelter belts, landscape planting associated with dwellings and productive planting associated with a vineyard and berry farm.
- 3.4 Seven of the nine lots including Lots 1 – 3, Lots 5 & 6 and Lots 8 & 9 DP 300773 contain existing residential dwellings, a new dwelling is under construction on Lot 4 DP300773 and Lot 7 has an approved building platform. Lot 1 DP300773 also contains an existing berry farm and Lot 8 DP 300773 also contains an existing vineyard. As such, while the site contains rural elements, the site includes a level of residential development that is inconsistent with its current Rural General/Rural zoning and is of a character that is more akin to the Rural Living Zones.
- 3.5 The site is situated between the land comprising Plan Change 46 and an area of land zoned Rural Lifestyle on the south eastern side of Riverbank Road. The total area of the land contained within the site is 38.8ha.
- 3.6 Plan Change 46 includes the re-zoning of approximately 19ha of land from Rural General to a Low Density Residential and Industrial B zoning. Of this, 13.3ha is proposed to be re-zoned Low Density Residential, and 2.5ha is to be re-zoned Industrial B (forming an 'industrial extension' to the Industrial B Zone at Frederick Street, promoted through Plan Change 36).
- 3.7 If Plan Change 46 is made operative the site (to which this submission relates) will become a pocket of Rural General zoned land sandwiched between two residential areas. These residential areas will accommodate residential development at a higher density than could be anticipated within the Rural General/Rural Zone creating a disjointed and illogical flow within the context of the surrounding landscape.
- 3.8 Re-zoning the site to Rural Residential would better reflect the established rural residential character of the site and create a logical transition between the Low Density Residential zoned land to the northwest (subject to Plan Change 46) and the Rural Lifestyle zoned land to the southeast.

4.0 SECTION 32

- 4.1 A Section 32 assessment must consider the extent to which policies, rules or other methods contained in the Proposed District Plan represent the most appropriate

means of achieving the objectives of the Proposed District Plan. This submission relates to other methods, being the Proposed District Plan maps.

- 4.2 The relevant objectives of the Proposed District Plan are contained in Sections 6, 12 and 22 of the Proposed District Plan.

6.3.1 Objective – The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development.

The Proposed District Plan seeks to meet Objective 6.3.1 by identifying landscape classifications (ONL, ONF and RLC), applying those classifications to the District's landscapes and requiring that subdivision and development within those areas is appropriately assessed to ensure that landscape values are not degraded. Development is directed towards areas of the District where the landscape can accommodate change through Rural Lifestyle and Rural Residential Zone plan changes.

We consider that the site to which this submission relates forms part of a landscape which can accommodate change without adversely affecting the landscape values of any ONL, ONF or the wider RLC. While we consider that the policies associated with Objective 6.3.1 are an appropriate means of achieving the objective we consider that the continued zoning of the site as Rural General/Rural fails to acknowledge the established character of the site and provide for rural living opportunities in what we consider to be a landscape capable of accommodating change.

We consider that applying a Rural Residential zoning to the site would provide for rural living opportunities in close proximity to Wanaka without compromising Objective 6.3.1.

12.2.8 Objective – Avoid subdivision and development in areas that are identified as being unsuitable for development.

The policies associated with Objective 12.2.8 refer back to the objectives and policies of the Landscape Chapter of the Proposed District Plan. As outlined above we consider that applying a Rural Residential zoning to the site would provide for rural living opportunities in close proximity to Wanaka without compromising the objectives contained within the Landscape Chapter.

22.2.1 Objective - Maintain and enhance the district's landscape quality, character and visual amenity values while enabling rural living opportunities in areas that can avoid detracting from those landscapes.

The site is located with an island of Rural General/Rural zoned land which is abutted by land subject to Plan Change 46 to the north west and Rural Lifestyle zoned land to the south east and as such we considered that the character of the wider landscape has been and could be dramatically altered from that which is expected within the Rural General Zone alone. As the site is a relatively small area and would be viewed from the surrounding road in conjunction with the two residential zones adjoining the site we considered that development associated with a Rural Residential zoning would not appear out of place within the context of the surrounding landscape. As such it is considered that the district's landscape quality, character and visual

amenity values would be maintained as a result of re-zoning the land from Rural General to Rural Residential.

We therefore consider that there is an opportunity, through the Proposed District Plan, to provide for further rural living opportunities on the site without detracting from the landscape quality, character or visual amenity values of the wider landscape.

We consider that Objective 22.2.1 of the Proposed District Plan could be better achieved through the zoning of the site as Rural Residential.

22.2.2 Objective - Ensure the predominant land uses are rural, residential and where appropriate, visitor and community activities.

The site already exhibits elements of residential and rural activities including seven of the nine lots containing established residential dwellings, one lot containing a new dwelling under construction, one lot containing a berry farm (Lot 1 DP 300773) and another containing a vineyard (Lot 8 DP 300773). As such we considered that the proposed re-zoning is consistent with, and will not compromise, Objective 22.2.2.

22.2.4 Objective - Ensure new development does not exceed available capacities for servicing and infrastructure.

We consider that the policies and rules of the Rural Residential and Rural Lifestyle Chapter of the Proposed District Plan are appropriate means of achieving Objective 22.2.4 and we consider that the proposed re-zoning of the site to Rural Residential will not compromise Council's ability to achieve Objective 22.2.4.

- 4.3 Overall we consider that the provisions of the Proposed District Plan are generally an appropriate means of achieving the objectives of the Proposed District Plan however we consider that those objectives could be better met through the re-zoning of the site as Rural Residential.

5.0 DECISION SOUGHT

- 5.1 We seek the decision that Lots 1 - 9 DP 300773 be re zoned from Rural General to Rural Residential.



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION/S
ON THE PROPOSED DISTRICT PLAN



Clause 8 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



TO // Queenstown Lakes District Council



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

Name: JACKIE REDAI + SIMON REDAI

Phone Numbers: Work: 03 443 4405 Home: 03 443 7042 Mobile: 0275 747 707

Email Address: jackie@aaa.net.nz

Postal Address: 281 RIVERBANK ROAD
WANAKA

Post code:
9382



THIS IS A FURTHER SUBMISSION // In support of (or in opposition to) a submission on the following Plan Change:

PROPOSED DISTRICT PLAN 2015 - STAGE 1

I AM

A person representing a relevant aspect of the public interest.
In this case, also specify the grounds for saying that you come within this category; or

A person who has an interest in the proposal that is greater than the interest the general public has.
In this case, also explain the grounds for saying that you come within this category; or

The local authority for the relevant area.



I SUPPORT (OR OPPOSE) THE SUBMISSION OF // Name the original submitter and submission number.

ALISON DEVLIN
ORCHARD ROAD HOLDINGS LTD
SUBMISSION NUMBER 91



THE PARTICULAR PARTS OF THE SUBMISSION I SUPPORT (OR OPPOSE) ARE // Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal.

I SUPPORT THE FOLLOWING PARTS OF THE SUBMISSION
- THE LAND IS INAPPROPRIATELY ZONED RURAL GENERAL
- THE URBAN GROWTH BOUNDARY AS CURRENTLY DESIGNATED IS ILLOGICAL AS IT APPEARS TO BE BASED ON OWNERSHIP OF LAND RATHER THAN NATURAL ROAD BOUNDARY



THE REASONS FOR MY SUPPORT (OR OPPOSITION) ARE //

I AM PART OF A GROUP THAT HAS SUBMITTED IN FAVOUR OF REZONING LAND ON ORCHARD & RIVERBANK ROAD FROM RURAL GENERAL TO RURAL RESIDENTIAL. (SEE ATTACHED MAP #152)



I SEEK THAT THE WHOLE OR PART [DESCRIBE PART] OF THE SUBMISSION BE ALLOWED, OR DISALLOWED // Give precise details.

THE PARTS OF THE SUBMISSION THAT SHOULD BE ALLOWED ARE CONDITIONAL ON THE FOLLOWING OUTCOMES:

- REZONING OF THE LAND TO RURAL RESIDENTIAL RATHER THAN LOW DENSITY RESIDENTIAL, IF THE URBAN GROWTH BOUNDARY REMAINS WHERE IT IS.
- IF THE URBAN GROWTH BOUNDARY IS TO BE MOVED IT SHOULD INCORPORATE THE LAND ALONG ORCHARD ROAD AND RIVERBANK RD (SEE ATTACHED MAP)
- THE REZONING OF THE LAND TO LOW DENSITY RESIDENTIAL IS LOGICAL IF THE URBAN GROWTH BOUNDARY IS MOVED TO THE ABOVE AREAS ON THE ATTACHED MAP.

I wish to be heard in support of my submission.

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

SIGNATURE

Signature (to be signed for or on behalf of submitter) ** *97 Redun' Spear*

Date *18 / 12 / 15*

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

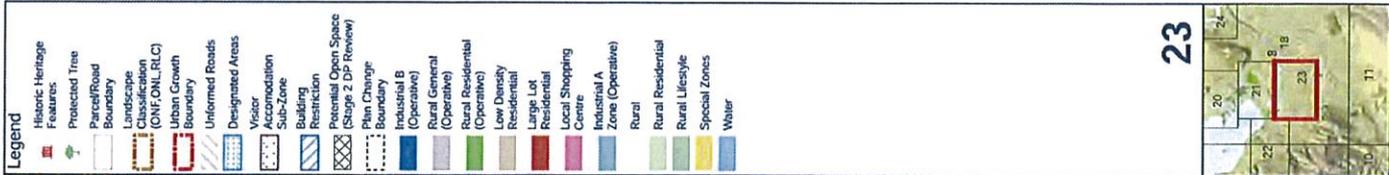
NOTE TO PERSON MAKING FURTHER SUBMISSION

A copy of your further submission must be served on the original submitter within five working days after making the further submission to the Local Authority.



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THIS AREA SHOULD BE RESIDENTIAL RURAL GROWTH BOUNDARY REMAINS AS IS.

Area to be re zoned to Rural Residential Submission # 152.

0 0.175 0.35 Km

Scale bar

North arrow

Date Published: 26/08/2015

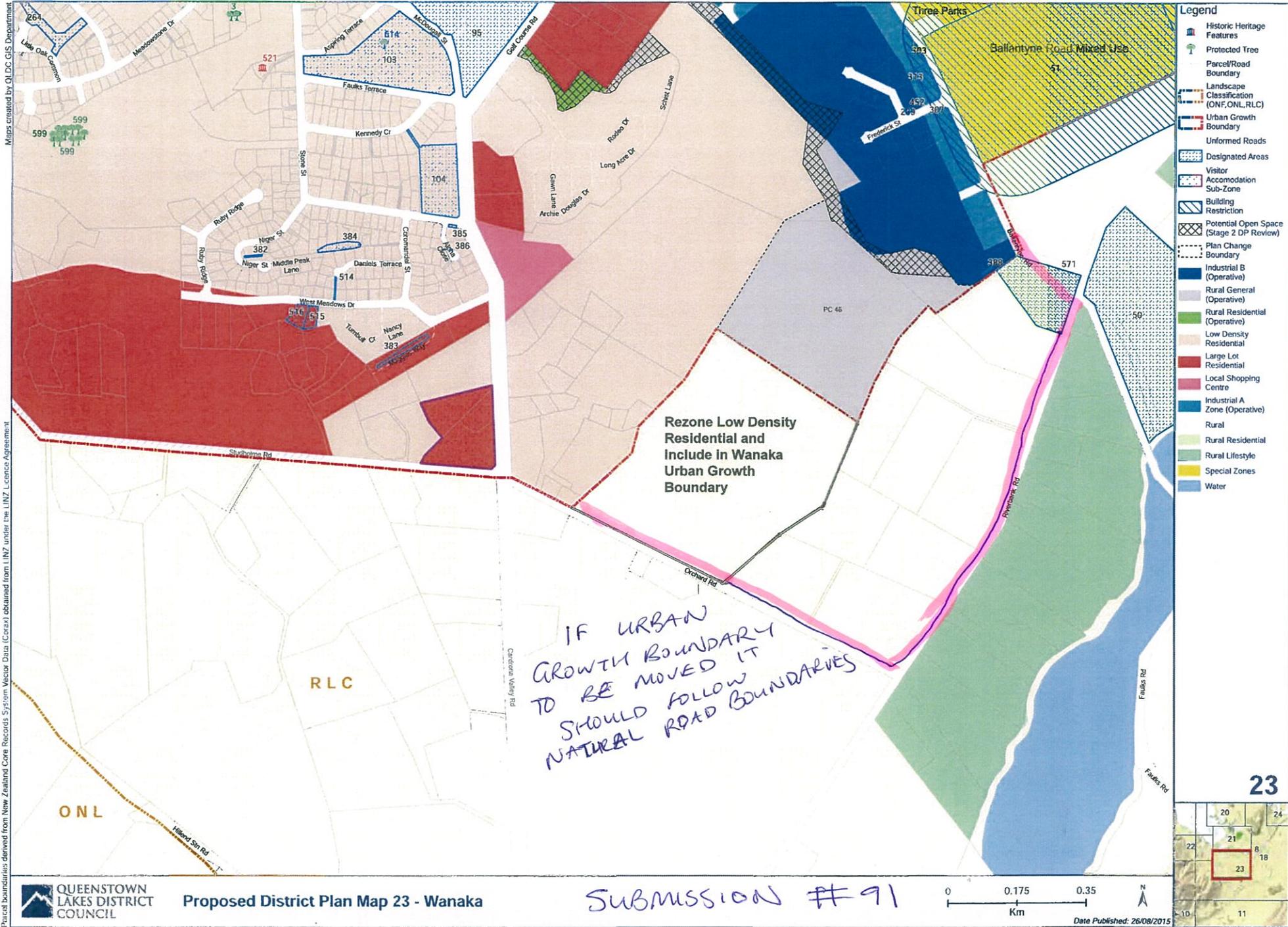
Proposed District Plan Map 23 - Wanaka



Parcel boundaries derived from New Zealand Core Records System Vector Data (Coax) obtained from LINZ under the LINZ Licence Agreement. Maps created by OLC GIS Department.

Maps created by OI DC GIS Department

Parcel boundaries derived from New Zealand Core Records System Vector Data (Corax) obtained from LINZ under the LINZ Licence Agreement



- Legend**
- Historic Heritage Features
 - Protected Tree
 - Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - Urban Growth Boundary
 - Unformed Roads
 - Designated Areas
 - Visitor Accommodation Sub-Zone
 - Building Restriction
 - Potential Open Space (Stage 2 DP Review)
 - Plan Change Boundary
 - Industrial B (Operative)
 - Rural General (Operative)
 - Rural Residential (Operative)
 - Low Density Residential
 - Large Lot Residential
 - Local Shopping Centre
 - Industrial A Zone (Operative)
 - Rural
 - Rural Residential
 - Rural Lifestyle
 - Special Zones
 - Water

IF URBAN GROWTH BOUNDARY TO BE MOVED IT SHOULD FOLLOW IT NATURAL ROAD BOUNDARIES

RLC

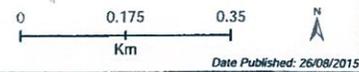
ONL

Rezone Low Density Residential and Include in Wanaka Urban Growth Boundary



Proposed District Plan Map 23 - Wanaka

SUBMISSION # 91



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