

- 7.49** Being rezoned to Wanaka Airport Mixed Use zone the developer may anticipate connection to the Wanaka Airport water and wastewater supply. This may be feasible depending on the future governance as upgrades are being investigated for both supplies. However, this could not be confirmed at this time.
- 7.50** I oppose the rezoning to a Wanaka Airport Mixed Use zone from an infrastructure perspective because of the current lack of capacity and uncertainty of the future management of the wastewater and water infrastructure in this area.

Jeremy Bell Investments Ltd – 820

- 7.51** Jeremy Bell Investments Ltd has sought that 71.2 ha be rezoned from notified Rural zone to Rural Lifestyle zone, along with a no build zone.
- 7.52** The area is located generally off Smith Road and Mount Baker Road. The land is outside the Wanaka UGB and is surrounded by Rural zone. The area is currently not connected to the water supply and the wastewater supply. It is estimated this rezoning could yield 24 additional residential lots.
- 7.53** An infrastructure feasibility assessment provided with the submission states that it is feasible to service the site with an independent supply. This site is outside the UGB and it is not anticipated to be serviced by QLDC infrastructure. Three waters infrastructure servicing would therefore need to be onsite at the developer's cost.
- 7.54** I therefore do not oppose the rezoning to Rural Lifestyle zone, from an infrastructure perspective, if this is privately serviced at the developers cost because there is no increase in the QLDC infrastructure network.

Willowridge Developments Limited – 249

- 7.55** Willowridge Developments Limited has sought that 49 ha be rezoned from notified Rural to a combination of Low Density Residential and Rural Residential zones.
- 7.56** The area is located to the east of Luggate Township, extending from Alice Burn Drive. The land is outside the Wanaka UGB and is surrounded by Rural zone. The area is currently not connected to the water and wastewater supplies. It is estimated this could yield 24 additional residential lots. I understand this residential development is already approved under a resource consent.
- 7.57** The residential development, granted via resource consent, has been assessed to connect to the Luggate water and wastewater supply. This proposed zoning would anticipate additional residential lots.
- 7.58** The currently water supply operational capacity indicates there is not capacity for this additional development on this site. Council is investigating this and upgrade options that could result in LTP projects, however these have not yet been confirmed.
- 7.59** There is no additional capacity for this development to connection to the Luggate wastewater network. Currently it is being investigated to connect the Luggate network to Project Pure, Wanaka's wastewater treatment plant, this would be added to the LTP and at through this project there would be an ability to connect to the network, but this has not been confirmed.
- 7.60** I oppose the rezoning to Low Density Residential and Rural Residential zones from an infrastructure perspective because of the current lack of capacity and uncertainty of if and how upgrades will occur.

Wakatipu Holdings – 314

- 7.61** Wakatipu Holdings has sought that 14 ha be rezoned from notified Rural to Rural Lifestyle zone.

- 7.62** The area is located to the North East of Luggate Township on Church Road, adjacent to the true right of the Clutha River. The land is surrounded by Rural zone. The area is currently not connected to the water and wastewater supplies. It is estimated this could yield four additional residential lots.
- 7.63** This site is outside the UGB and is not anticipated to be serviced by Council infrastructure. Three waters infrastructure servicing would be onsite at the developer's cost.
- 7.64** I have no objections to a rezoning to a Rural Lifestyle zone, from an infrastructure perspective, if the development is serviced onsite at the developers cost because there is no increase in the QLDC infrastructure requirements.

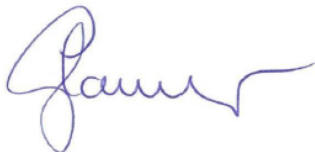
Evan Alty– 339

- 7.65** Evan Alty has sought that the site be rezoned from notified Rural Lifestyle to Rural zone.
- 7.66** The area is located at Rekos Point, being the land located between Kane Road and the Clutha River.
- 7.67** The area is not serviced and is some distance from the Council water and wastewater supplies. It would be expected that these sites would be serviced onsite and connected to a council scheme. In changing to Rural, this is a 'down zoning' and there is no increased demand of the existing network.
- 7.68** I have no objections to a rezoning to a Rural zone, from an infrastructure perspective, because there is no increase in the infrastructure requirements.

Jeff Rogers – 2

- 7.69** Jeff Rogers has sought that 0.1 ha be rezoned from notified Rural to Rural General Visitor zone.

- 7.70** The area is located Lot 1 DP 303093, which currently adjoins the rural visitor zone on Cardrona Valley Road to the north of the township. The land is surrounded by Rural and the Rural General Visitor zone in the PDP. The area is currently connected to the Cardrona water supply, which is a private scheme, but is not connected to the Council's wastewater supply. I note that Visitor Accommodation is difficult to assess from an infrastructure perspective.
- 7.71** This site is adjacent to the Rural General Visitor Accommodation zone and it is possible that extending the zone to include this site could be accommodated.
- 7.72** The water supply is currently private but Council is investigating managing this. The wastewater supply Council owned and is currently at capacity. Investigations into future upgrades of the wastewater supply are underway.
- 7.73** I oppose the rezoning to a Rural General Visitor zone from an infrastructure perspective because of the current lack of capacity and uncertainty of the future management of the water infrastructure.



Ulrich Wilhem Glasner

20 March 2017