

22 June 2018

Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

By Email: pdpsubmissions@qldc.govt.nz

Dear Sir/Madam

PROPOSED DISTRICT PLAN SUBMISSION – WITHOUT PREJUDICE

We **enclose** a submission to Stage 2 of the Proposed District Plan (“**Plan**”) on behalf of our client Wanaka View Motel Limited.

It is noted this submission has been filed out of time. We thereby apply for a waiver under section 37 of the Resource Management Act 1991, on the basis that the need for our client to make this submission has arisen out of a procedural error made by the Council in its decisions on Stage 1 of the Plan. Our client whom we have not previously acted has just recently identified the problem, and the Council have stated they cannot fix this as an error, which we believe is wrong.

The submitter’s land was notified in Stage 1 as being zoned Visitor Accommodation sub-zone. All of the surrounding properties were zoned Medium Density Residential.

Subsequent to the notification of Stage 1 the Visitor Accommodation provisions were varied by Stage 2 of the Plan, and the Visitor Accommodation sub-zones were removed from the Stage 1 planning maps.

It was expected given the removal of the Visitor Accommodation sub-zones the zoning of the property would revert to Medium Density Residential (in accordance with the surrounding zoning) however instead the property was zoned Low Density Residential. This zoning was confirmed in the Council’s decisions on Stage 1.

We consider this to be an error on the part of the Council, and one which can be corrected by allowing our client to submit on Stage 2 of the Plan and seek the underlying zoning for its property be Medium Density Residential.

We do not consider any other parties will be prejudiced by the submitter being granted leave to seek this relief.

Yours faithfully
TODD & WALKER LAW



Graeme Todd LLB, Notary Public; Ben Gresson LLB
Principal; Solicitor
Email: graeme@toddandwalker.com; ben@toddandwalker.com
Action ID: 5541



FORM 5: SUBMISSION

DISTRICT PLAN REVIEW



Clause 6 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: Wanaka View Motel Limited

Phone Numbers: Work: 03 441 2743

Home:

Mobile:

Email Address: graeme@toddandwalker.com; ben@toddandwalker.com

Postal Address: C/- Todd and Walker Law
PO Box 124
Queenstown

Post code:
9348



PLAN CHANGE // To which this submission relates to:

Queenstown Lakes Proposed District Plan - Stage 2 (Variation)

I **COULD NOT** gain an advantage in trade competition through this submission.

*I ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.



SPECIFIC PROVISIONS // Of the proposal that my submission relates to are:

The zoning of the submitter's property at 122 Brownston Street, Wanaka being Section 2 Block XXII Wanaka TN ("the property") as Visitor Accommodation Sub-Zone.

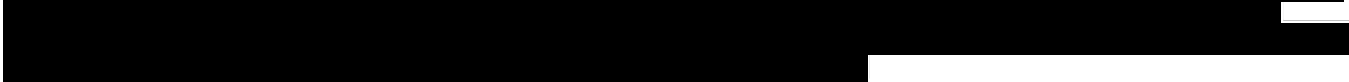


MY SUBMISSION IS //

Include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views.

1, The submitter supports the Visitor Accommodation sub-zone.

Redacted as per Decision on Waiver dated 28 June 2018



I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

1. The notified Visitor Accommodation sub-zone be retained on the property.

Redacted as per Decision on Waiver dated 28 June 2018



DO

wish to be heard in support of my submission.

WILL

consider presenting a joint case with others presenting similar submissions.

SIGNATURE

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

Date 22 June 2018

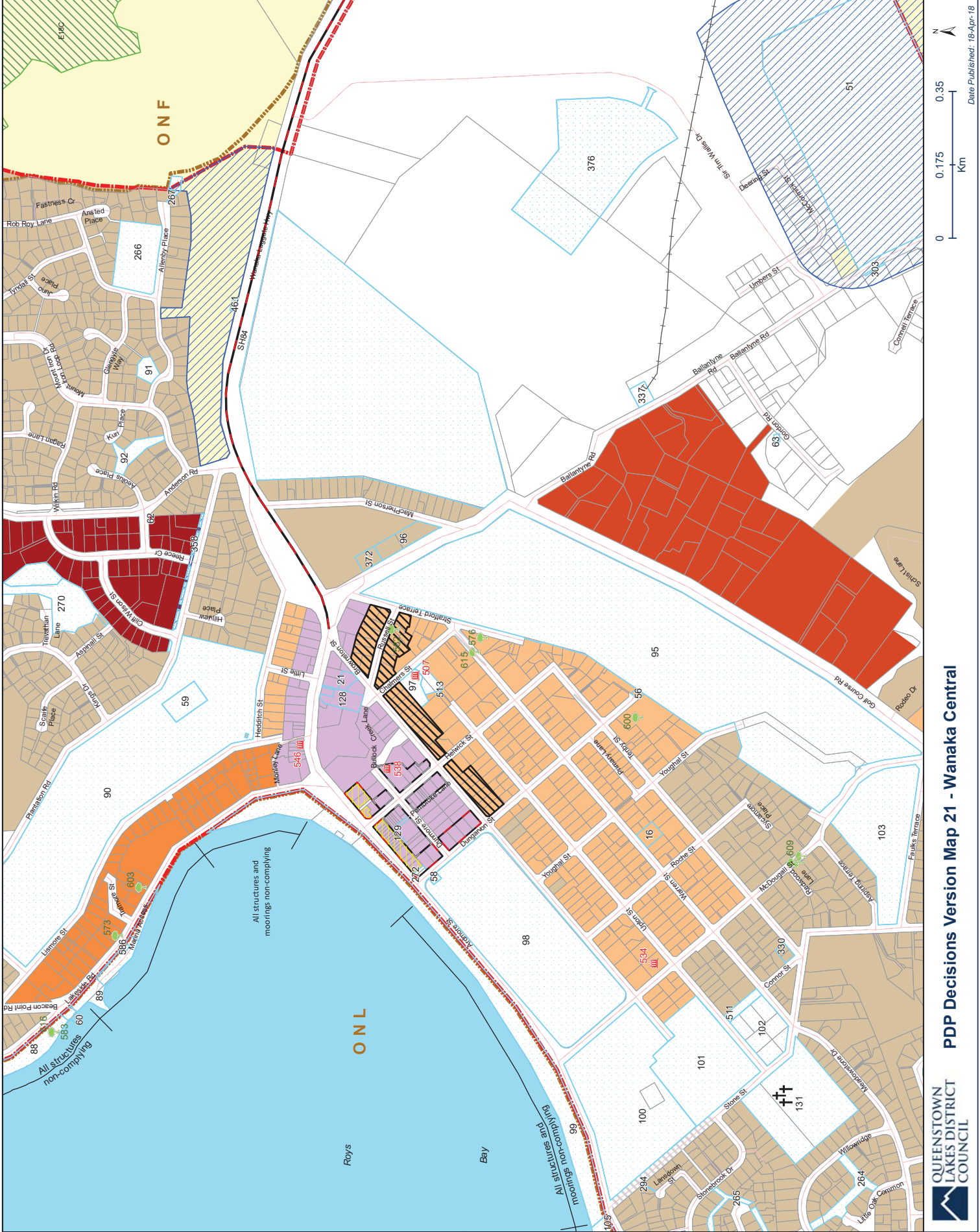
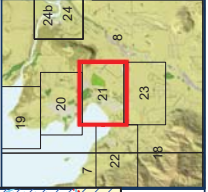
** If this form is being completed on-line you may not be able, or required, to sign this form.



Legend

- Open Cemetery
- Historic Heritage Features
- Protected Tree
- Aurora Distribution Lines - For information Only
- Roads
- State Highway
- Parcel/Road Boundary
- Landscaping Classification (ONF, ONL, RCL)
- Urban Growth Boundary
- Significant Natural Area
- Undeveloped Roads
- Designated Areas
- Building Restriction
- Town Centre Transition Overlay
- Town Centre Entertainment Precinct Overlay
- Town Centre Height Precinct P1
- Town Centre Height Precinct P2
- Medium Density Residential
- Large Lot Residential
- Residential A
- Lower Density Suburban Residential
- High Density Residential
- Town Centres Business Mixed Use
- Rural
- Water (zoned Rural unless otherwise shown)

21



PDP Decisions Version Map 21 - Wanaka Central



Parcel boundaries derived from New Zealand Core Records System Vector Data (Corax) obtained from LINZ under the LINZ Licence Agreement. Maps created by O.L.D.C. GIS Department.