

**FORM 5**  
**SUBMISSION ON STAGE 2 OF THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN**

**Clause 6 of Schedule 1, Resource Management Act 1991**

**To:** Queenstown Lakes District Council

**Submitter Details:**

Name of submitter: Matagouri Spirit Limited

Address for Service: ian@southernventures.co.nz

Attention: Ian Greaves

**1. This is a submission on Stage 2 of the Proposed Queenstown Lakes District Plan.**

**2. Trade Competition**

The submitter could not gain an advantage in trade competition through this submission.

**3. Matagouri Spirit Limited submission is that it opposes (in part) the Proposed District Plan (PDP) Stage 2 on the following basis:**

3.1 The District Plan map and the identified zoning as it relates to the following lots:

- Lot 7 DP 300376
- Lot 6 DP 300376
- Lot 8 DP 300376
- Lot 28 DP 306009
- Lot 29 DP 306009
- Lot 30 DP 306009
- Lot 31 DP 306009

It is submitted that each of these sites should have a visitor accommodation sub-zone overlaying the underlying zone (Low Density Residential or Large Lot Residential). The proposed zoning is depicted on the map within Attachment [A].

**4. Without derogating from the generality of the above, Matagouri Spirit Limited further submit that:**

- 4.1 The proposed zoning of the sites subject to this submission does not accurately reflect the nature of existing visitor accommodation facilities contained within some of the sites or the characteristics of surrounding area.
- 4.2 Except for Lot 6, 7 and 8 DP 300376 the sites have successfully operated as a visitor accommodation facility over many years and the proposed visitor accommodation sub-zone will enable the continued use of visitor accommodation activities in a style and form consistent with that present on these sites. This will reduce the uncertainty around further investment and administrative costs associated with the current consenting regime.
- 4.3 Lot 7 DP 300376 is an empty 4000m<sup>2</sup> section on the corner of Aubrey Road and Anderson Road. Lot 6 and 8 DP 300376 are also 4000m<sup>2</sup> sections directly adjoining Lot 7 DP 300376 and each contain an existing dwelling. Aubrey Road and Anderson Road have an increasing traffic volume particularly at the intersection of these two roads which directly adjoins these sites. This factor reduces their desirability for residential use. A considered and measured extension of the visitor accommodation use of Lots 28 - 31 DP 306009 into Lot 6, 7 and 8 DP 300376 in this location is seen as an appropriate use for these sites.
- 4.4 The proposed District Plan provisions managing the scale, intensity and built form outcomes will ensure future visitor accommodation development on these sites is appropriately managed to ensure the development is compatible with residential amenity values and effects in terms of noise, traffic and servicing are assessed and managed.
- 4.5 The reasons why the land to which this submission relates should be rezoned to include a visitor accommodation sub-zone are:
- Delivers on the long-term goal of delivering a compact urban form that is consistent with and gives effect to the Councils Strategic Directions Chapter, the Proposed Urban Development Chapter, and the Proposed Regional Policy Statement.

- It is a strategic development location that is near the Anderson Heights Business Zone and the Wanaka Town Centre making it ideally suited to create a greater supply of visitor accommodation options within Wanaka.
- The recent visitor accommodation Section 32 analysis predicts a high growth in visitor accommodation capacity requirements across the Queenstown Lakes region. Given this predicted level in visitor accommodation growth and the subject sites proximity to the Wanaka Town Centre and the nature of existing visitor accommodation activities makes these sites ideally suited to a visitor accommodation sub-zone.
- Enabling visitor accommodation activities whilst District Plan provisions will ensure future visitor accommodation expansion although provided for is still appropriately managed to ensure the activity is compatible with residential amenity values.
- Promotes the efficient use of land within the Wanaka urban growth boundary.

### Conclusion

4.6 As it stands, and without the amendments (or other such appropriate relief) sought through this submission, the PDP:

- does not promote or give effect to Part 2 of the Act,
- does not meet section 32 of the Act,
- is contrary to the purposes and provisions of the Act and other relevant planning documents;
- is inappropriate and inconsistent with the purpose and principles of the Act; and
- is not the most appropriate method for achieving the objectives of the PDP having regard to its efficiency and effectiveness, and taking into accounts the costs and benefits.

**5. The submitter seeks the following decision from the Queenstown Lakes District Council:**

5.1 The District Plan map and the identified zoning as it relates to the following lots is amended to include a visitor accommodation sub-zone:

- Lot 7 DP 300376
- Lot 6 DP 300376
- Lot 8 DP 300376
- Lot 28 DP 306009
- Lot 29 DP 306009
- Lot 30 DP 306009
- Lot 31 DP 306009

The proposed zoning is depicted on the map within Attachment [A].

5.2 The submitters also seek such further or consequential or alternative amendments necessary to give effect to this submission, and to:

- (a) promote the sustainable management of resources and achieve the purpose of the Resource Management Act 1991 ("Act");
- (b) meet the reasonably foreseeable needs of future generations;
- (c) enable social, economic and cultural wellbeing;
- (d) avoid, remedy or mitigate the adverse effects of the activities enabled by the Variation; and
- (e) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of other means available in terms of section 32 and other provisions of the Act

**6. The submitter wishes to be heard in support of their submission.**

**7. If others make a similar submission the submitter will consider presenting a joint case with them at a hearing.**



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**Ian Greaves (on behalf of Matagouri Spirit Limited)**

23 February 2018

**Attachment [A]:** Rezoning Plan