

FORM 5
SUMMISSION ON PROPOSED DISTRICT PLAN
Clause 6 of Schedule 1, Resource Management Act 1991

To: Queenstown-Lakes District Council

Submitter Details:

Name of submitter: **Martin McDonald and Sonya Anderson**

Address for Service: C/- Vivian + Espie Limited
P O Box 2514
Wakatipu Mail Centre
QUEENSTOWN

Contact: Carey Vivian

Phone: 441 4189

Email: carey@vivianespie.co.nz

1. This is a submission on the Proposed Queenstown Lakes District Plan.

2. Trade Competition

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

3. Omitted

4. The submission addresses the following points and provisions within the Proposed District Plan:

Planning Map 30 as it relates to objectives, policies, rules and associated with zonings, landscape categorisation and urban boundaries of our land and adjoining properties.

5. Our submission is:

- (i) We own and reside at Lot 2 DP 457573 located at 51 Walnut Lane, Queenstown. Under the Proposed District Plan (Planning map 30) our site is zoned Rural Lifestyle and falls outside the Urban Growth Boundary which encircles Lake Hayes Estate.
- (ii) The adjoining land to the west (Lots 1 to 3 DP 4771202 which are located at 45 A–C Erskine Streets, Lake Hayes Estate) has been zoned Low Density Residential under the Proposed District Plan. Under the Operative District Plan these properties are zoned Rural Residential and have been developed to a slightly lesser density than what was required for that zone. While we do not oppose Low Density Residential Zoning over these properties, we note that there are covenants on their titles in our favour prohibiting any further subdivision and/or the erection of more than one residential unit on each of those properties. As such they are not lawfully permitted to exercise the residential densities anticipated by Low Density Residential Zoning.
- (iii) The Bridesdale Farm is located to the south of our boundary. It has been rezoned partially Low Density Residential, partially Rural Zone and Rural Lifestyle Zone under the Proposed District Plan. We strongly support that part of the site zoned for Rural Lifestyle activities, in particular where it adjoins our property boundary. We also strongly support the requirement for setbacks to be at least 10 metres from internal boundaries, the requirement to identified residential building platforms and the minimum lot size for subdivision not being less than one hectare (and an average of two hectares).

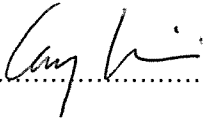
- (iv) We also support the Urban Growth Boundary as shown on Planning Map 30 (with all associated objectives, policies and rules) which separates our property from the Lake Hayes Estate Low Density Residential Zone. Given the imposition of the covenants detailed in (ii) above, we question whether it is appropriate to include 45A-C Erskine Street within the Urban Growth Boundary as these lots legally cannot be developed to Low Density Residential densities.
- (v) We strongly support the Urban Growth Boundary as shown on Planning Map 30 (with all associated objectives, policies and rules) as it relates to the Bridesdale Farm land. This Urban Growth Boundary is a logical interface with the Low Density Residential activities to the west and the Rural Lifestyle Zoning to the east.
- (vi) We also strongly support the area of land proposed to be retained as Rural Zone and an Outstanding Natural Landscape classification as shown on Planning Map 30 (including all associated objectives, policies and rules) over the Bridesdale Farm property. Those zonings and classifications are a logical interface with the wider area, Hayes Creek and the wider landscape.

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

- (i) Adopt Rural Lifestyle Zoning over our property.
- (ii) Retain the Low Density Residential, Rural Lifestyle, Rural General, Urban Growth Boundary and Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over Bridesdale Farm property.
- (iii) Reconsider the Low Density Residential and location of the Urban Growth Boundary over 45A-C Erskine Street in light of the fact that covenants are imposed on those titles in our favour restricting future development.

7. **We wish to be heard in support of my submission.**
8. **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

Signature of submitter
(or person authorised to sign
on behalf of submitter)

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