

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

**To:** Queenstown-Lakes District Council

**Submitter Details:**

Name of submitter:

**Jane & Richard Bamford**

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**QUEENSTOWN**

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**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:**

- (i) Planning Map 30 as it relates to our property and surrounding properties.
- (ii) The objectives, policies, rules of the Rural, Low Density Residential, and Rural Lifestyle zonings, landscape categorisation and urban boundaries as they relate to our land and adjoining properties.

**5. Our submission is:**

- (i) We own Lot 17 DP 445230, located on the end of Judge and Jury Drive, Lake Hayes Estate, Queenstown. Under the Proposed District Plan (Planning map 30) our site is zoned as Rural Zone, sits outside the Urban Growth Boundary (UGB) and is split by the Outstanding Natural Landscape (ONL) boundary.
- (ii) We support the UGB as shown on Planning Map 30 (with all associated objectives, policies and rules) as it relates to our land and the adjoining properties. This UGB is a logical interface with the Low Density Residential activities to the west and the Rural Lifestyle and Rural Zoning to the east.
- (iii) We also strongly support the area of land proposed to be retained as Rural Zone and an ONL classification as shown on Planning Map 30 (including all associated objectives, policies and rules) over our land and adjoining properties. Those zonings and classifications are a logical interface with the wider area, Hayes Creek and the wider landscape.
- (iv) We have submitted in opposition to the Bridesdale Farms Special Housing Area resource consent (SH150001) which adjoins our property to the east. Under that application Bridesdale Farms proposes several residential units in plain view from our property on adjacent Rural zoned land.
- (v) If SH15001 is declined by the Commission, which is our preferred option, we wish to retain Rural zoning over our property and adjoining properties as proposed.

- (vi) If Bridesdale Farms proposal is approved it will significantly affect the amenity experienced from and value of our property and our neighbours properties. In such circumstances we consider there is little point in retaining Rural zoning over our property and neighbours properties, and seek an alternative rural living or low density urban zoning to be consistent with the eventual outcome of Bridesdale Farm as our amenity will be significantly adversely affected by the Bridesdale Farms development.

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

- (i) 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 our property and adjoining properties.
- (ii) If Bridesdale Farms (SH00001) is approved then we seek an alternative zoning over our property consistent with the density approved for the adjoining Bridesdale area.

**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)

