

APPENDIX A TO NOTICE OF APPEAL BY DAVID BOYD

Form 5

Submission on a Publicly Notified Proposal for Policy Statement or Plan

Clause 6 of First Schedule, Resource Management Act 1991

To: **Queenstown Lakes District Council (“the Council”)**

Name of Submitter: **D. Boyd**

Introduction:

1. This is a submission on the proposed **Queenstown Lakes District Plan** (“the Proposed Plan”) notified on 26 August 2015.
2. The submitter could not gain an advantage in trade competition through this submission.
3. The submitter has an interest in the Proposed Plan as a whole, and as such this submission relates to the Proposed Plan in its entirety.
4. This specific submission relates to the provisions in the following chapters:
 - a. Chapter 3: Strategic Direction
 - b. Chapter 4: Urban Development
 - c. Chapter 11: Large Lot Residential
 - d. Chapter 21: Rural
 - e. Chapter 27: Subdivision and Development;
 - f. Planning Maps.
5. The submitter's property is located at 53 Max's Way in Queenstown and this submission relates to that land and the surrounding properties, as shown on the site location plan in **Annexure A** and on Planning Map 31a of the Proposed Plan.

Outline of Submission:

1. The submitter **opposes** the retention of the zone of the land as Rural General.
2. The submitter considers the most appropriate zone to be Large Lot Residential providing minimum allotment sizes between 2,000m² and 4,000m². The reason for this includes, but is not limited to, the following:

- a. The sites are ideally located next to adjoining higher density residential development and a higher level of development on the sites would be consistent with the development in the wider area.
 - b. The sites are not located within an area of landscape importance or an Outstanding Natural Landscape.
 - c. The sites have good access to State Highway 6 and no significant improvement would be required.
 - d. The sites can be readily serviced by local infrastructure, such as water, sewer, telecommunications, electricity and stormwater.
 - e. Views of development of the sites will have limited impact from State Highway 6 and would not be out of place in consideration of the surrounding area and existing patterns of development
 - f. The aspect of the sites would offer a high level of residential amenity for residents and integrate well with the adjoining Shotover Country residential development.
 - g. The area is not located within a flood hazard or management area.
3. In particular, locating the sites in the Large Lot Residential zone would gain stronger support from the provisions in Chapter 3 (Strategic) of the Proposed Plan.
 4. Identifying the site within the Large Lot Residential zone will:
 - a. Promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 ("RMA") and ultimately achieve its purpose;
 - b. Enable the social, economic and cultural well-being of the community;
 - c. Meet the reasonably foreseeable needs of future generations; and
 - d. Represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means.

Relief sought:

5. The submitter requests the following decision:
 - a. The properties located on **Annexure A** are rezoned Large Lot Residential;
 - b. The urban growth boundary is amended to reflect the suitability of the sites for urban forms of development, as shown on **Annexure A**; and
 - c. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission.
6. The suggested revisions do not limit the generality of the reasons for the submission.
7. The submitter wishes to be heard in support of its submission.

8. If others make similar submissions, the submitter will consider presenting a joint case at any hearing.



Brett Giddens
(Signed on behalf of D. Boyd)

23 October 2015

Date

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