

IN THE MATTER **of the Resource Management Act 1991**

AND

IN THE MATTER **of Submission 335 on Queenstown Lakes
District Council Proposed District Plan**

BY RICHARD ANDERSON

SUBMITTER DETAILS

Names: Richard Anderson on behalf of the RA and EM Anderson Family Trust

Address: 15 Penrith Park Drive Wanaka

Phone: 0272085198

Email: richard@aspiringvillage.co.nz

Submitter #: 335

INTRODUCTION

- The RD & EM Anderson Family Trust recently purchased 100 Studholme Road, as the new landowners the trust are now the successors of submission 335 (Nic Blennerhassett) as it relates to matters effecting 100 Studholme Road. Nic Blennerhassett has given us (Richard Anderson) permission to speak to this submission.

SUBMISSION

- We agree with the submission seeking the re-alignment of the Low Density Residential zone boundary between West Meadows Drive and 102 Studholme Road as shown in submission 335.
- The division between the proposed Low Density Residential boundary and the Large Lot Residential boundary neither follows a cadastral boundary line nor any obvious landscape feature. Our primary concern is the relocation of the Low Density Residential zone to the southern cadastral boundary of 100 Studholme Road and request that this is amended in the Proposed District Plan.
- 100 Studholme Road is 2940 square metres in area and legally described at Lot 2 Deposited Plan 455689. The site is an empty residential section and it is our Family Trusts intention to build a dwelling on the site at some point in the near future. It is submitted that to effectively and efficiently utilise the residential zoning of this site the proposed Low Density Zoning should encompass the full extent of 100 Studholme Road. Under the District Plan if any site is crossed by a zone boundary, the site is deemed to be divided into two or more sites by that zone boundary. Effectively 100 Studholme Road is two sites as a result the PDP zone boundary lines. The northern part of the site being Low Density Residential and the southern part being Large Lot Residential. This creates significant inefficiencies in terms of siting a dwelling on this site. To meet the District Plan standards any future dwelling within the Low Density Residential part of the site must be setback a minimum of 2m from the zone boundary line. Shifting the Low Density Residential Zoning will better reflect the anticipated residential use of this lot and will have efficiency gains in the future development of the site.
- The potential effects created from the zone change in our view are relatively minor and offset by the positive effects outlined above. We support the Council's Section 42a report where it states:

"I consider the area requested to be zoned LDRZ would appear and integrate well with the adjoining LDRZ to the north, much of which is under construction."

- We are surprised to read that the Council have rejected this submission point within the Section 42a report. The primary reason for the rejection relates to the effects of traffic generation as a result of the Council Traffic Engineer assessing this submission in combination with the Willowridge Developments Ltd Submission (249). We feel that it is unfair that the Council has not assessed the traffic implications of this submission in isolation of submission 249 to allow an informed decision on this submission point alone. We believe that it would be unfair that this submission point fails because of a much larger development proposal from Willowridge Developments Ltd that we have no influence over. It is also relevant to note that 100 Studholme Road is accessed from Studholme Road (as the address indicates) and the Council Traffic Engineer has rejected this submission on the basis of traffic effects on West Meadows Drive which this site has no access to currently. Acknowledging that I am not a traffic engineer to me it would seem that the increased traffic generation from this submission point is a drop in the

bucket compared to the traffic flows from the wider residential area and also acknowledging that Council is promoting increased residential densities throughout Proposed District Plan as a whole.

CONCLUSION

Overall we request that submission 335 is accepted in so far as the Low Density Residential zone is relocated between West Meadows Drive and 102 Studholme Road as shown in submission 335.