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1. In the future the Wakatipu Basin we will need more areas of Housing, Commercial, Industrial land, Visitor Accommodation, Local and Central Government facilities, and related Infrastructure.
2. By far the largest number of submissions from the Stage 1 process asked for a major change to the zoning rules in the District. The public submissions on the Wakatipu Basin Variation overwhelmingly opposed this Variation. Following this the council consultants have produced a barrage of reports then rebuttal evidence that is legendary in its negativity. I find this unbelievable this is not what this process is all about, the council has asked for input into this plan from the public and residents of this district for guidance on how things should move forward. If you ask for input then the council officers need to be prepared to consider it and the various proposals put forward.
3. The council consultants are not here to impose their wish on this community they are here to make the community wishes fit into the PDP and you as commissioners are the facilitators to do this.
4. By removing the RR and RL areas from the Wakatipu Basin Variation Study it appears the council to trying to disguise the fact that these areas exist. This is the exact opposite of what should have happened. RR and RL Zoning should be placed over all areas that ~~are~~ now have these established densities. It is important that these areas are identified <sup>as</sup> their function, history and format are retained as it is presently under the ODP.
5. I will continue to use the RR and RL areas rather than the word precinct. The meaning of the word Precinct relates to a restricted building or place in an urban environment it has no place being used to describe rural areas.
6. A big proportion of the future residential land including medium to high density should be based around established towns.
7. LCU 24 Arrowtown South The Wakatipu Basin Land use planning study Final Report march 2017 has been zoned Amenity Zone yet page 5, 1.20 states *that that a considerably reduced sensitivity to additional development and the potential to accommodate urban parkland development character is likely to be appropriate in each of these locations.* The ALRV is an SHA and is currently being built with 11 houses underway at present. So there will not be a lapse of this consent back to Amenity Zone. Facilities like the Retirement Village are long overdue in the Wakatipu area and the community fully supported this special housing legislation to get these developed. I wonder if these had been proposed through this plan what the outcome would have been.
8. It's time to take the next step and sensibly plan the development of this district providing for
  - a. Greenfield land areas that have a strong sense of place and environment for tourism and future housing.
  - b. Identifying areas of land that can absorb more in fill development with ease.
  - c. Appropriately identify zoned areas based on established densities.
  - d. Cater for the growing tourism market in the Wakatipu Basin.