

Queenstown Lakes District Council – Proposed District Plan Stage 2

Further Submission

In support, or in opposition to, submissions to the Proposed District Plan under Clause 8 of First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council
Private Bag 50072
Queenstown

Attention: Planning Policy

1. Submitters' details:

Name of Further Submitters: **M & R DONALDSON**

Address for Service: C/- Brown & Company Planning Group,
PO Box 1467,
QUEENSTOWN

Email: office@brownandcompany.co.nz

Contact Person: A Hutton / J Brown

Phone: 03 4092258

2. Further Submitters' status

The Further Submitters' have an interest in the Proposed District Plan – Stage 2 (Chapter 24 – Wakatipu Basin Variation (**the Variation**)) that is greater than the interest of the general public, because the Further Submitters own land for the which the zoning, objectives, policies, rules and other methods are directly affected by the Variation and by original submissions lodged in support of or opposition to the Variation as notified.

3. The Further Submitters make the further submissions set out in the following table:

Original Submitter	Original Submission Number	Further Submission Support or Oppose?	Reasons for the Further Submission	The Further Submitters seek the following:
X-Ray Trust Limited and Avenue Trust	2619.10	OPPOSE	The original submission seeks the modification of Landscape Character Unit 8 insofar as it relates to land north of Speargrass Flat Road and south of the Millbrook Zone. The Further Submitters oppose this original submission because the boundary of LCU 8 in this area is appropriate,	That original submission 2619.10 is rejected .

Original Submitter	Original Submission Number	Further Submission Support or Oppose?	Reasons for the Further Submission	The Further Submitters seek the following:
X-Ray Trust Limited and Avenue Trust	2619.11	SUPPORT	<p>The Council's summary of the original submission states that the original submitter supports the retention of LCU 6 over the northern (upper) part of the submitters' site.</p> <p>(Note that this summary appears to differ from Submission 2619.10)</p> <p>The Further Submitters support this original submission because the LCU 6 (Wharehuanui Hills) is appropriate for the upper plateau land south of the Millbrook Zone.</p>	That original submission 2619.11 is adopted .
X-Ray Trust Limited and Avenue Trust	2619.12	OPPOSE	<p>The original submission seeks that the plateau land generally south of the Millbrook Zone is rezoned to the Wakatipu Basin Rural Amenity Zone (WBRAZ) and the land located adjacent to Speargrass Flat Road is Zoned Wakatipu Basin Lifestyle Precinct (WBLP).</p> <p>The Further Submitters oppose this original submission because the notified boundaries of the WBLP in this area are appropriate, and for the reasons set out in the Further Submitters' original submission (2229).</p>	That original submission 2619.12 is rejected .
Millbrook Country Club Limited	2295.1 (and any other submission by Millbrook that relates to the Further Submitters' land)	OPPOSE	<p>The original submission seeks a split between the WBRAZ and the WBLP on the Further Submitters' land.</p> <p>The Further Submitters oppose this original submission for the following reasons:</p> <p>(a) The WBLP over all of the Donaldson land is appropriate and is broadly consistent with the LCU 6 analysis. Splitting the zone as suggested in the submission would be inefficient, would serve no practical resource management purpose, and would be contrary to the LCU;</p> <p>(b) The WBLP subdivision rules and assessment matters address:</p> <ul style="list-style-type: none"> • the topographical / natural features of the land; • the effects of new development on landscape values 	That original submission 2295.1 is rejected in its entirety.

Original Submitter	Original Submission Number	Further Submission Support or Oppose?	Reasons for the Further Submission	The Further Submitters seek the following:
			<ul style="list-style-type: none"> • the effects of new development on the amenity values of neighbouring property owners. <p>Accordingly, there is no need for a “comprehensive structure planning process” as suggested in the submission as the Precinct and subdivision rules provide all of the tools necessary to enable appropriate development outcomes for the site;</p> <p>(c) The original submission is contrary to and ignores the existing agreement between the two parties.</p> <p>(d) As consequential relief (under Clause 4.2 of the Further Submitters’ original submission), the terms of the agreement between the two parties could be enshrined in additional standards for development within Lot 3 DP20693, including building setbacks from the Millbrook boundary and t distribution of building platforms across the property.</p> <p><u>Suitable wording is set out in A below.</u></p>	
David Shepherd	2135.1 – 2135.5	OPPOSE	<p>The original submission opposes the Wakatipu Basin Lifestyle Precinct in its entirety.</p> <p>The Further Submitters oppose this original submission for the following reasons:</p> <p>(a) The original submission ignores the landscape character analysis (LUC 6) that underpins the general location of the Precinct in this part of the Basin;</p> <p>(b) The original submission is contrary to and ignores the original submitter’s existing obligations in relation to Lot 3</p>	That original submission 2135 is rejected in its entirety.

Original Submitter	Original Submission Number	Further Submission Support or Oppose?	Reasons for the Further Submission	The Further Submitters seek the following:
			DP20693 (the Further Submitters' property)	

A: Additional site-specific wording in relation to the further submission to 2295 (Millbrook CC):

Rule 27.5.1

Zone		Minimum Lot Area
Rural	...	
	Wakatipu Basin Lifestyle Precinct	<p>...</p> <p><u>Lot 3 DP20693 (south of Ishii Lane, Millbrook): 2500m² minimum provided that:</u></p> <ul style="list-style-type: none"> - <u>no more than 15 lots in total are created;</u> - <u>no more than 5 lots shall be located west of the existing water race on the property;</u> - <u>any building platform shall be no less than 15m from the external boundary of Lot 3 DP20693;</u> - <u>the 15m open space margin adjoining the periphery of Lot 3 DP20693 shall be landscaped where necessary to further soften the appearance of buildings when viewed from the Golf Activity Areas of the Millbrook Resort Zone Structure Plan.</u>

Note:

There may be other ways to configure / locate the above site-specific rules for Lot 3 DP20693 to achieve the desired outcome, but it is sensible to locate them in one place rather than dispersing them through the Plan.

- 4. The Submitters DO wish to be heard in support of this further submission.**
- 5. If others make a similar submission, the Submitters WILL consider presenting a joint case with them at the hearing.**

Signed: A Hutton / J Brown



Dated: 27 April 2018