

Submitter Details

First Name: **Tanya**
Last Name: **Jacobs**
Organisation: **Brown and Company Planning Group**
On behalf of: **Boxer Hills Trust**
Street: **Level 1, The Forge, Athol St. PO Box 1467**
Suburb:
City: **Queenstown**
Country: **New Zealand**
PostCode: **9348**
Daytime Phone: **034092258**
eMail: **office@brownandcompany.co.nz**

Wishes to be heard:

- Yes
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Preferred hearing location:

- Chapter 24 - Wakatipu Basin (Wakatipu Basin Variation)**
 Chapter 25 - Earthworks
 Chapter 29 - Transport
 Chapter 31 - Signs
 Chapter 38 - Open Space and Recreation
 Visitor Accommodation - Variation

Hearing Needs:

Are you a Certain Person:

- Representing Public Interest
 Having Special Interest
 Local Authority

Certain Person Comment: BHT has an interest in the Proposed District Plan (PDP) – Stage 2 that is greater than the interest of the general public, because BHT owns land that is included within, and affected by, the Wakatipu Basin Rural Amenity Zone (WBRAZ) and the Wakatipu Basin Lifestyle Precinct (WBLP) proposed by Stage 2 of the PDP and because BHT also made original submissions on Stage 2 of the PDP (Submission 2385 and 2386).

Correspondence to:

- Submitter
 Agent
 Both

Submission

Attached Documents

File
Boxer Hills Further Submission 27April2018 Final

Need Help?

Contact Customer Services on 03 441 0499 (Queenstown) or 03 443 0024 (Wanaka).

Privacy Statement

When a person or group makes a submission or further submission on a District Plan or Plan Change this is public information.

Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to QLDC.

There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have compelling reasons why your submission or your contact details should be kept confidential please contact the District Plan Administrator on 03 441 0499 to discuss.

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. Submitter details:

Name of Further Submitter:	Boxer Hill Trust (BHT)
Address for Service:	C/- Brown & Company Planning Group, PO Box 1467, QUEENSTOWN
and	C/- Lane Neave, PO Box 701, QUEENSTOWN
Email:	office@brownandcompany.co.nz rebecca.wolt@laneneave.co.nz
Contact Person:	A Hutton / J Brown R Wolt

2. Further Submitter's status

BHT has an interest in the Proposed District Plan (**PDP**) . Stage 2 that is greater than the interest of the general public, because BHT owns land that is included within, and affected by, the Wakatipu Basin Rural Amenity Zone (**WBRAZ**) and the Wakatipu Basin Lifestyle Precinct (**WBLP**) proposed by Stage 2 of the PDP and because BHT also made original submissions on Stage 2 of the PDP (Submission 2385 and 2386).

3. The Further Submitter makes 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:
Roger Monk	2281 2281.1 – 2281.10	SUPPORT in so far as it relates to LCU24, except in relation to the relief sought in respect of Rule 24.5.2.	<p>The submitter seeks a number of changes to the provisions that apply to LCU 24 which are generally supported.</p> <p>Chapter 24 does not take into account the existing land use patterns in the Wakatipu Basin including LCU24 in particular.</p>	That the submission is accepted insofar as it relates to LCU24, except in relation to the relief sought in respect of Rule 24.5.2.
Arrowtown Retirement Village Joint Venture	2505 2505.1 – 2505.56, including Appendix 1 and 2.	SUPPORT	<p>The submitter seeks that the land that is subject to SH16014, which provided consent for the Arrowtown Lifestyle Retirement Village, be rezoned so that the zone reflects the consented activities and achieves an efficient and integrated planning outcome. In the alternative, the submitter seeks a WBLP zoning, subject to amendments to the WBLP provisions.</p> <p>BHT agrees that the notified WBRAZ of the submitter's land is illogical and does not reflect the historical and existing character of the area, LCU24, or the site. Nor does it reflect the findings and recommendations in the Wakatipu Basin Land Use Study (WBLUS).</p> <p>BHT agrees that the notified WBRAZ of the site, and LCU 24 in general, is not supported by an adequate section 32 analysis.</p> <p>BHT agrees with the changes sought to Chapter 24 and considers they better reflect</p>	That the relief sought in the submission is accepted in so far as it is no less enabling in respect of the WBLP provisions than BHT's original submissions 2385 and 2386.

Original Submitter	Original Submission Number	Further Submission Support or Oppose?	Reasons for the Further Submission	The Further Submitters seek the following:
			the character of the Wakatipu Basin and make appropriate provision for further development.	
J & R Hadley	2559	OPPOSE in so far as it relates to the land addressed by BHT's original submission 2385.	BHT considers there are opportunities for development within LCU8 that is sensitively designed, including the development proposed in BHT's original submission 2385. BHT considers that WBRAZ is not an appropriate zoning for the land the subject of submission 2385 taking into account the consented development in and around Hogans Gully Road the Arrowtown Lakes Hayes Road.	That the submission is rejected insofar as it relates to the land addressed by BHT's original submission 2385.
Andrew Green	2106.1	SUPPORT	BHT agrees that the notified WBRAZ zoning of LCU 24 does not take account of the existing and consented land use patterns of the LCU and is inappropriate. BHT agrees that a WBLP zoning is more appropriate for LCU24 for the reasons stated in the submission.	That the submission is accepted, subject to appropriate controls on buildings and landscaping as generally proposed in BHT's original submissions 2385 and 2386 under new rule 24.4.25.
Banco Trustees Limited, McCulloch Trustees 2004 Limited and Others	2400.3	SUPPORT	<p>The notified WBRAZ zoning of LCU24, which includes the submitter's land, does not take account of the existing and consented land use patterns of the LCU and is inappropriate.</p> <p>The WBLUS identifies LCU24, which includes the submitter's land, as suitable for residential development and BHT considers that given the land's proximity to Arrowtown it lends itself to such development.</p> <p>BHT supports the submission subject to appropriate controls or standards on building height, colours, materials,</p>	That the submission is accepted, subject to appropriate controls or standards in respect of buildings (setbacks, heights, external appearance etc.) and landscaping, which may include the controls proposed in BHT's original submissions 2385 and 2386, under new rule 24.4.25.

Original Submitter	Original Submission Number	Further Submission Support or Oppose?	Reasons for the Further Submission	The Further Submitters seek the following:
			setbacks and landscaping etc so as to ensure appropriate amenity outcomes are achieved within the WBLP and so that there is consistency and cohesion throughout the WBLP.	
Peter John Dennison and Stephen John Grant	2301 2301.1 – 2301.18	SUPPORT	The submitters make a number of submission points relating to the form and function of the WBRAZ and the WBLP which are generally considered appropriate and are supported by BHT.	That the submission be accepted insofar as it seeks amendments to Chapter 24 that accord with the intent of and are no less enabling than BHT's original submissions 2385 and 2386.
Crown Investment Trust	2307	SUPPORT	The submitter seeks a number of changes to the PDP, including the Strategic Directions Chapters and the WBRAZ and WBLP provisions which are generally supported because they will ensure the better integration of Chapter 24 with the Strategic Directions Chapters, and provide an appropriate basis for managing subdivision, use and development of the land within the WBRAZ and WBLP.	That the relief sought in the submission be accepted insofar as it accords with the intent of and is no less enabling than the relief sought in BHT's original submissions 2385 and 2386.

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

Signed: A Hutton / J Brown

Dated: 27 April 2018