

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER**

of the Resource Management Act 1991

**AND IN THE MATTER**

of Hearing Stream 13 – Queenstown  
Mapping Annotations and Rezoning  
Requests

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**Submission prepared by Sean McLeod on behalf of submitters:**

**389 - Body Corporate 22362**

**391 - Sean and Jane McLeod**

**Dated 9 June 2017**

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Submitter Number: 389

Submitter: Body Corporate 22362

Contact Name: Sean McLeod Email: [sean.mcleod@ppgroup.co.nz](mailto:sean.mcleod@ppgroup.co.nz)

Address: Chairman of Body Corporate 22362 on behalf of the owners of 131 units in the Body Corporate C/O APL, PO Box 1586, Queenstown, New Zealand

1. My name is Sean McLeod and I have been chairperson of Body Corporate for over 10 years. I am also employed as a surveyor at Paterson Pitts Limited Partnership and have worked on a number of developments within the district. I have lived and worked in Queenstown for over 30 years and know the District Plan reasonably well, however this submission is not made in any professional capacity, it is my and other owners of Body Corporate 22362 view, and as residents and owners within the district. The Section 42A report for Stream 6 states that I am the submitter for 389 but this is incorrect - it is actually Body Corporate 22362, myself and Jane have our own separate submission to create a separation of interests.
2. For disclosure, Rosalind Devlin who prepared the Section 42A report on behalf of QLDC also contracts to Paterson Pitts Limited Partnership, my employer, on a casual basis for planning expertise. We have limited discussion on these matters, apart from Rosalind notifying me she had prepared the report after she completed it.
3. The submission has been discussed with other owners and at the AGM, and although we have submitted to rezone the Body Corporate to medium density the general consensus is that further intensification of the development is not wanted. To preclude residential flats and further intensification of the development our Body Corporate rules already include a rule restricting kitchens and laundries to one per unit, although I do know of 5-6 flats which existed before the rule was adopted.
4. As stated in my submission for Stream 6, a motion proposed some years ago to break up the Body Corporate failed, and at the last two AGMs motions to subdivide two residential units into three also failed. At the AGM two years ago a poll was taken on whether the committee should also look at subdividing sites off the common property, leasing common property or constructing residential flats as rentals, for an income stream. The answer was an overwhelming "no" to all intensification and because of the Unit Titles Act 2010 any changes to the development will require a special resolution passed with approval of 75% of the owners, or by Court action.
5. Depending on the outcome of Stream 6 in regards to site density landscaping and other rules and the outcome of Stream 10 in regard to the definition of 'site' it is possible that to make any alteration or addition to a dwelling within BC 22362, or any multi-unit (more than 2) development within low density residential zone, could become a non-complying activity. Under the current rules this is not the case.
6. The premise of the Body Corporates submission is that although overall the development has a density of 630m<sup>2</sup> our properties have an average size of 436m<sup>2</sup>, that 86 are under the 450m<sup>2</sup> density recommended for low density residential in Amanda Leith Section 42 report for Stream 6 and that four are under the publicly notified rule of 300m<sup>2</sup>, see the calculations and

list of areas below. We are generally a medium density development and as such should be zoned 'Medium Density'.

Description	Area	Description	Area	Description	Area
Unit 110 DP 22362	250	Unit 42 DP 22362	340	Unit 94 DP 22362	460
Unit 88 DP 22362	260	Unit 64 DP 22362	340	Unit 103 DP 22362	460
Unit 128 DP 22362	260	Unit 71 DP 22362	340	Unit 121 DP 22362	460
Unit 89 DP 22362	270	Unit 91 DP 22362	340	Unit 122 DP 22362	460
Unit 9 DP 22362	300	Unit 99 DP 22362	340	Unit 6 DP 22362	470
Unit 43 DP 22362	300	Unit 102 DP 22362	340	Unit 57 DP 22362	470
Unit 45 DP 22362	300	Unit 12 DP 22362	345	Unit 68 DP 22362	470
Unit 46 DP 22362	300	Unit 50 DP 22362	350	Unit 76 DP 22362	470
Unit 47 DP 22362	300	Unit 24 DP 22362	360	Unit 108 DP 22362	470
Unit 48 DP 22362	300	Unit 28 DP 22362	360	Unit 124 DP 22362	470
Unit 51 DP 22362	300	Unit 66 DP 22362	360	Unit 2 DP 22362	480
Unit 52 DP 22362	300	Unit 65 DP 22362	360	Unit 112 DP 22362	480
Unit 55 DP 22362	300	Unit 66 DP 22362	360	Unit 34 DP 22362	490
Unit 56 DP 22362	300	Unit 67 DP 22362	360	Unit 37 DP 22362	490
Unit 60 DP 22362	300	Unit 95 DP 22362	370	Unit 129 DP 22362	505
Unit 82 DP 22362	300	Unit 44 DP 22362	380	Unit 8 DP 22362	510
Unit 97 DP 22362	300	Unit 79 DP 22362	380	Unit 84 DP 22362	510
Unit 98 DP 22362	300	Unit 80 DP 22362	380	Unit 104 DP 22362	510
Unit 109 DP 22362	300	Unit 87 DP 22362	380	Unit 125 DP 22362	510
Unit 23 DP 22362	310	Unit 26 DP 22362	390	Unit 85 DP 22362	530
Unit 30 DP 22362	310	Unit 29 DP 22362	390	Unit 69 DP 22362	540
Unit 32 DP 22362	310	Unit 54 DP 22362	390	Unit 73 DP 22362	540
Unit 41 DP 22362	310	Unit 3 DP 22362	400	Unit 17 DP 22362	550
Unit 53 DP 22362	310	Unit 4 DP 22362	400	Unit 74 DP 22362	550
Unit 58 DP 22362	310	Unit 21 DP 22362	400	Unit 118 DP 22362	550
Unit 81 DP 22362	310	Unit 62 DP 22362	400	Unit 119 DP 22362	550
Unit 92 DP 22362	310	Unit 106 DP 22362	405	Unit 120 DP 22362	550
Unit 93 DP 22362	310	Unit 1 DP 22362	410	Unit 14 DP 22362	560
Unit 7 DP 22362	320	Unit 11 DP 22362	410	Unit 72 DP 22362	575
Unit 10 DP 22362	320	Unit 25 DP 22362	410	Unit 77 DP 22362	610
Unit 35 DP 22362	320	Unit 63 DP 22362	410	Unit 127 DP 22362	620
Unit 38 DP 22362	320	Unit 78 DP 22362	410	Unit 20 DP 22362	630
Unit 59 DP 22362	320	Unit 123 DP 22362	410	Unit 19 DP 22362	700
Unit 113 DP 22362	320	Unit 75 DP 22362	420	Unit 126 DP 22362	720
Unit 33 DP 22362	330	Unit 83 DP 22362	420	Unit 16 DP 22362	740
Unit 39 DP 22362	330	Unit 86 DP 22362	420	Unit 107 DP 22362	785
Unit 61 DP 22362	330	Unit 114 DP 22362	425	Unit 18 DP 22362	850



7. Reading through the Section 42A reports for the rezoning, Ms Devlin's recommendations rely heavily on the reports of Mr Glasner (infrastructure) and Ms Wendy Banks (transportation).
8. Mr Glasner's infrastructure recommendations do not appear to agree with others close by the proposed MDR rezoning within Goldfields. He opposes the rezoning for submission 389 – BC22362 as the existing network does not have the existing capacity.
  - Submission 347 – Remarkable Heights Limited; he does not oppose as models indicate the area can be serviced by water and wastewater, at developers' cost and reliant on long-term plan projects. This area is east of Goldfields and higher.
  - Submission 336 – Middleton Family Trust; he does not oppose the requested removal of the overlay as there is either sufficient capacity in the existing networks or planned upgrades, which can accommodate increased flows for both water and wastewater. This area is above the BC 22362 development and any services have to flow through the area we are requesting becomes MDR.
  - Submission 150 – Mount Crystal Limited; he opposes HDR because there is inadequate infrastructure planned to service firefighting supply, but does not oppose MDR because it is expected this area will be serviced with minimal upgrades - area adjoins Goldfield Heights.
  - Submission 238 – NZIA Southern Land Architecture; he does not oppose
  - Submission 543 – PJ & GH Hensman and Southern Lakes Holdings Limited; he does not oppose. This area is west of Goldfields on Queenstown Hill and is approximately the same height or higher.
  - Submission 718 Allium Trustees Limited; he does not oppose, again west of Goldfields on Queenstown Hill
  - Submission 686 – G Makowski, 727 – Belfast Corporation Ltd, 731 Mulwood Investments Ltd; he does not oppose, again west of Goldfields on Queenstown Hill
  - Submission 790 Queenstown Lakes District Council; he does not oppose - again west of Goldfields on Queenstown Hill

The list goes on, but I have restricted the comparison to Queenstown Hill. There appears to be a large disparity between undeveloped land where the developer may pay for infrastructure, Council's own undeveloped land and the area we are asking to be rezoned.
9. Ms Banks observes the site would suit MDR but has concerns over right turning movements from Goldfield Heights and the requirement for an intersection upgrade. I would comment that since the link through St Andrews Park to Highview Terrace and Hensman Road was opened a large proportion of the residents now take that route into Queenstown, instead of turning right at the Goldfield Heights intersection, with the right turning traffic exiting Goldfield Heights now lighter than previously. I would also add that at times the traffic on Frankton Road is now at a standstill. A roundabout or traffic lights could not disrupt it more than the status quo.
10. Although we obtain water from QLDC supply, BX22362 has its own pumping station and tank farm. All water reticulation and supply lines outside of the legal road are managed and maintained by the Body Corporate. Similar can be said of the sewage and stormwater drains within the development and of the approximate 1.7km of private roading and parking areas along with the large common property reserve areas and tennis court.
11. Although unlikely under the current District Plan BC22362 could relax its rules to allow residential flats, which may lead to approximately 125 flats with the associated increase in traffic and infrastructure. Although difficult, we could also allow development of some of the 9600m<sup>2</sup> contained in two large common property reserve areas, allowing a further 21 units.

12. S & J McLeod own 3 & 5 Woodbury Rise with a combined area of over 2260m<sup>2</sup>. The adjoining site at 41 Goldfield Heights is also 2000m<sup>2</sup>. Both these sites are comprehensive development blocks under the current District Plan, allowing for 200m<sup>2</sup> sites. Again, unlikely but it would be possible to redevelop the two sites with perhaps 20 dwellings.
13. Although fanciful with the two points above I am suggesting that as permitted and discretionary activities under the current District Plan the area can already exceed the increase in infrastructure and transport concerns Mr Glasner and Ms Banks have and Council may have to consider including in the long-term plan upgrading of infrastructure and the Frankton Road intersection regardless of the final zoning of the area.
14. The area in Woodbury Rise is currently zoned Low Density Residential with a medium density sub-zone in the operative District Plan which permitted more intensive development of properties between 625m<sup>2</sup> and 900m<sup>2</sup> than is permitted in the operative low-density zone rules. This allowed two dwellings to be constructed on sites of 625m<sup>2</sup>, and then allowed for unit subdivisions of sites with no minimum lot size.
15. Although we are asking for the area to be rezoned MDR because of the Unit Titles Act 2010, and the requirement for a special resolution requiring a 75% majority, additional development is unlikely to take place in the short to medium term within BC22362.
16. The same could be said for The Ridge Resort, at 67 Goldfield Heights, another large unit development. Additional dwellings could be built in Woodbury Rise but three of the five properties already have two units and further development is restricted by the 11 dwellings and proposed vacant site of J & S McLeod at 5 Woodbury Rise and 12 dwellings being the maximum allowed off a Right of Way under the Transport rules in the District Plan. The proposed MDR zoning is unlikely to increase the transport or infrastructure demands nor require any significant upgrading by Council other than what may be required with the current situation.
17. In paragraph 7.7 Ms Devlin has concerns regarding the area being a “Spot Zone” but later recommends Councils own Submissions 790 – Commonage to be MDR a similar “Spot Zone”, again a disparity between recommendations.
18. Ms Banks goes further in her Section 42A report recommending the “Spot Zone” opposite Hardware Lane be changed from the publicly notified MDR to HDR. According to Ms Devlins report our request does not meet the relevant objectives and policies of Chapters 3 (Strategic Direction) and 4 (Urban Development) in regard to ensuring urban development is integrated with existing public infrastructure, and is designed and located in a manner consistent with the capacity of existing networks. How can a rural property 8km from the centre of town meet the Strategic Direction and Urban Development objectives and policies for HDR development and a property already developed to MDR density within walking distance of town not meet the same policies?
19. The referenced Objective 3.2.2.1.3 is in regards to managing the form of urban the urban growth boundary and ensuring connectivity, integration, sustainability of the council’s infrastructure and facilitation of an effective transport network. There is no mention of “capacity” in this objective. Policies in this section that do mention capacity are more to do with the capacity of the rural area to handle residential activity and to protect the natural environment.

20. The referenced Objective 4.2.3.1 is again in regards to the urban growth boundary and to provide a compact and intergraded urban form and to limit lateral spread. As the proposed rezoning is already within the urban growth boundary, is already connected and integrated with the infrastructure, is convenient to public and active transport network and the housing development does not compromise commercial opportunities I cannot understand how the proposed rezoning does not meet these objectives and policies. There is no mention of “capacity” in this objective. The only policy that does mention capacity is 4.2.1.2 relates to the objective of protecting rural amenity and outstanding natural landscape.
21. We believe the Section 42A report assessing the proposed rezoning is incorrect and that the area proposed for MDR rezoning fits entirely within Objective 8.2.1 and its policies in that medium density development will be realised close to town centres, local shopping zones, activity centres, public transport routes and non-vehicular trails in a manner that is responsive to housing demand pressures
22. It appears the definition of “site” may not have been adequately dealt with in Stream 6, Residential rules, nor in Stream 10, Definitions. There have been submissions and suggestions for changes to the definition of “site” in the District Plan. As submitted previously any changes to the current definition of site in the current QLDC District Plan will have to take into consideration Body Corporate 22362, which is a special case as it was originally the subdivision of bare land by way of a Unit Title subdivision. There are very few bare land unit subdivisions within the district as there was doubt as to the legality, but changes to the Unit Titles Act in 2010 specifically made such subdivisions illegal. In regards to BC22362 we would like to keep the definition as is currently not as it was publicly notified in the proposed District Plan. That is that the Body Corporate has 131 sites within the development and not 1 or 2 as the proposed plan definition was suggests. This could be done by way of an exemption.

Submitter Number: 391

Submitter: Sean and Jane McLeod

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1. In regards submission 389 Goldfields Body Corporate above, Sean and Jane McLeod have similar concerns and have the same comments as above, further we also have the following additional comments to make.
2. In his Urban Design evidence for Stream 6 Garth Falconer stated that:

*4.15 Medium density housing is a relatively new form of residential development in New Zealand. The dominance of low density residential development has allowed a relaxed planning approach to design. However, most towns and cities across New Zealand have sought to contain urban sprawl and have encouraged the development of more consolidated forms of residential living. What is referred to as medium density is an area of strong focus within residential design and provision.<sup>5</sup>*

*5.6 Generally across New Zealand, high density residential development is not a widespread or familiar type of development, and there is usually a lot of reservation in the broader community about the quality of living and effects on neighborhood character. However, in Queenstown there is a long-established presence of high density residential apartments, hotels and other forms of visitor accommodation.*

We would like to add that although in general New Zealanders are more accustomed to their quarter acre section rather than a medium or high density residential development, Queenstown is not necessarily typical of the rest of New Zealand. There is a large section of the local population who are either from overseas or are New Zealanders who have lived overseas, and are more accustomed to this type of lifestyle. There are the medium-term visitors, 1-2 years, who would prefer smaller, cheaper, low maintenance rental accommodation and there are also a large number of holiday home properties which do not require large LDR lots for amenity and outdoor living as they are generally are out participating in activities or dining, and would more likely prefer that to maintaining a property and mowing lawns. I would submit that for a number of reasons Queenstown should be leading the way in medium and high density living.

3. In our original submission, we proposed an area 500m from Frankton Road from Frankton to Queenstown, and 500m from Fernhill Road in Fernhill and Sunshine Bay, be included as MDRZ. Ms Devlin has done a reasonable job of accessing most of the area, but it should have been extended east towards Frankton more to include Middleton Road, Perkins Roads and Marina Drive. The area is highlighted in the images following.







4. Large proportions of our proposed MDRZ are already in the medium density sub-zone in the operative District Plan as indicated in the following images outlined in yellow.







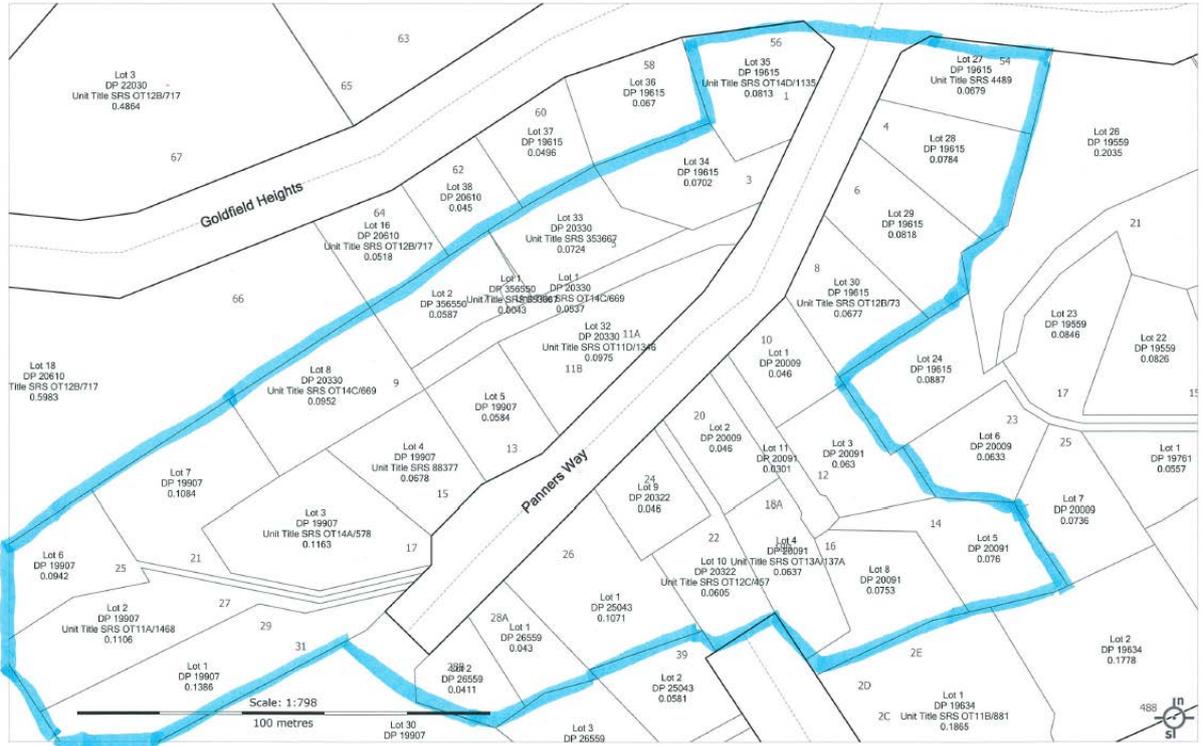


5. With what was proposed to be medium density and what is currently in the medium density sub-zone under the operative District Plan, the increase in what was LDR to MDR is marginal with only the more recent subdivisions of St Andrews Park, Middleton Road and Potters Hill having any great input. Some of the larger blocks of land between such as Mount Crystal limited land in Submission 150 could already be a comprehensive development, and with good design have densities reduced to 200m<sup>2</sup> under the operative plan.
6. As explained in Submission 389 – Body Corporate 22362 the medium density sub-zone in the operative District Plan permitted more intensive development of properties between 625m<sup>2</sup> and 900m<sup>2</sup> than is permitted in the operative low-density zone rules. This allowed two dwellings to be construct on sites down to 625m<sup>2</sup> and then allowed for unit subdivisions of sites with no minimum lot size.
7. We do not want to do look at the whole of the area but a good indicator on how the medium density sub-zone affects density are Pannors Way, because it is close to where we live, and the block surrounded by Watts Road, Fernhill Road and Greenstone Place which we also know fairly well. In Pannors Way there are two undeveloped sites which we allocated one dwelling on each although being in the medium density subzone Lot 28 DP 196145 can have two. In Pannors Way the mean lot area for a single dwelling is 706m<sup>2</sup>. For two dwellings, it is 420m<sup>2</sup>

with 533m<sup>2</sup> being the mean. For Fernhill on generally flatter sites the mean lot area for a single dwelling is 622m<sup>2</sup>. For two dwellings, it is 302m<sup>2</sup> with 397m<sup>2</sup> being the mean. And we know from Submission 389 – Body Corporate 22362 that the mean area for that development is 436m<sup>2</sup>.

Existing Density Panners Way				
Lot 28 DP 19615	784	1	1371	2
Lot 2 DP 356550	587	1	686	
Lot 29 DP 19615	818	1		
Lot 1 DP 20009	460	1		
Lot 3 DP 20009	630	1		
Lot 5 DP 20009	760	1		
Lot 8 DP 20009	753	1		
Lot 2 DP 20009	460	1		
Lot 2 DP 20009	460	1		
Lot 1 DP 26559	430	1		
Lot 2 DP 26559	411	1		
Lot 1 DP 19907	1386	1		
Lot 6 DP 19907	942	1		
Lot 7 DP 19907	1084	1		
Lot 5 DP 19907	584	1	9880	14
Lot 34 DP 19615	702	1	706	
Lot 27 DP 19615	679	2		
Lot 30 DP 19615	677	2		
Lot 4 DP 20009	637	2		
Lot 2 DP 20009	605	2		
Lot 1 DP 25043	1071	2		
Lot 2 DP 19907	1106	2		
Lot 3 DP 19907	1163	2		
Lot 4 DP 19907	678	2		
Lot 32 DP 20330	975	2		
Lot 8 DP 20330	952	2		
Lot 1 DP 356550	724	2	10080	24
Lot 35 DP 19615	813	2	420	
	21331	40		
Total Mean	533			

Existing Density Watts Road/Fernhill Road/Greenstone Terrace				
Description	Area	Dwellings		
Lot 6 DP 19619	594	1		
Lot 8 DP 19619	673	1		
Lot 9 DP 19619	579	1		
Lot 11 DP 19619	590	1		
Lot 12 DP 19619	637	1		
Lot 13 DP 19619	644	1		
Lot 14 DP 19619	660	1		
Lot 15 DP 19619	693	1		
Lot 20 DP 19619	597	1		
Lot 21 DP 19619	618	1	6839	11
Lot 22 DP 19619	554	1	622	
Lot 3 DP 19619	576	2		
Lot 4 DP 19619	609	2		
Lot 5 DP 19619	587	2		
Lot 7 DP 19619	589	2		
Lot 10 DP 19619	619	2		
Lot 16 DP 19619	578	2		
Lot 17 DP 19619	589	2		
Lot 18 DP 19619	585	2		
Lot 19 DP 19619	604	2		
Lot 23 DP 19619	618	2		
Lot 24 DP 19619	595	2		
Lot 25 DP 19619	585	2	7839	26
Lot 26 DP 19619	705	2	302	
	14678	37		
Total Mean	397			



10. It is also difficult to confirm how her calculations were made as there are no workings shown. The question we ask is whether area for roads, parking, reserves and lots for Infrastructure was allowed for in the calculations and if they were how much per lot? For a 250m<sup>2</sup>, 12.5m by 20m, 125m<sup>2</sup> (half a 20m road for 12.5m frontage) plus 27.5m<sup>2</sup> for reserves should be accounted for in the calculation. This is 60% of the lot size as road and reserve. Reducing the actual created lots on 2.5ha block from 100 at 250m<sup>2</sup> to 62 plus roads and reserves.
11. Due to the nature of the land on Queenstown Hill and Fernhill geotechnical, parking and access requirements along with newly built million dollar houses there is unlikely to be the 250m<sup>2</sup> maximum density over the whole of the proposed area in the short to medium term but we have to start planning now for the future. Recently the last of the sites in Panorama Terrace which were developed in the early sixties to fund the construction of Skyline's first gondola, has finally been developed. This is a 50 to 60-year cycle for house construction, where Skyline would like to be onto their third gondola.
12. Mr Glasner opposes this rezoning because unplanned water main upgrades may be required which is not an efficient solution. Mr Glasner considers the request would be reassessed if a detailed infrastructure assessment supporting the rezoning was supplied. It should not be up to submitters to provide details of Councils assets to Council. Council holds the records for the infrastructure and they should have detailed modeling available to them to indicate what possible areas may need upgrading, not the other way around.
13. If the land is rezoned there is not going to be an immediate demand for additional services. Infrastructure water main and other infrastructure upgrades can be planned as part of the 10-year plan process and funded through development contributions.
14. There is a rental and housing crises in Queenstown at the moment, we have been through this before and no doubt will again. Stand over at Kelvin Heights and look at how undeveloped the area between Frankton and Queenstown actually is. The land on the lake side is zoned HDR and it is only good planning to have MDR above and the going to LDR further up the hill. Look at any European town on the side of a lake or the sea and compare the density of what currently exists on the side of Queenstown Hill, the area still looks semi-rural by European standard.
15. The slope of the land, outdoor living requirements, height planes, recession planes, minimum setbacks, building separation and landscape coverage will all help to maintain the residential amenity and still allow MDR development to take place.
16. In paragraph 37.8 Ms Devlin does not consider the land close enough to the town centre, local shopping centres, or bus routes to be considered suitable for higher densities but it is where the staff needed to keep Queenstown running as New Zealand's premier tourist destination want to and need to live. We cannot bus people from Cromwell as NZSki learnt last year it doesn't work and it's not where people want to live.
17. We believe the Section 42A report assessing the proposed rezoning is incorrect and that the area proposed for MDR rezoning fits entirely within Objective 8.2.1 and its policies in that medium density development will be realised close to town centres, local shopping zones, activity centres, public transport routes and non-vehicular trails in a manner that is responsive to housing demand pressures

18. The new residential areas of Shotover Country and Hanley Downs both allow for greater density as permitted activity than what is now proposed for the LDRZ and even possibly the MDRZ. Although both use other methods to control the overall density both have areas with no minimum lot size under the subdivision rules. Shotover Country has sites down to 300m<sup>2</sup> while Hanley has proposed sites in the 350-400m<sup>2</sup> range.
19. The new residential areas of Jacks Point and Hanley Downs have allowed lateral spread outside of the objectives and policies of District Plan to the point where it is now costing council \$7.2 million to bolt on new pipes to a \$22 million bridge.
20. The residential zoning in town should be denser than the residential in what is generally rural areas, not the other way around.
21. We submitted against the proposed MDR zoning in the Frankton-Ladies Mile area as we did not believe the area is compatible with the objectives and policies of the MDRZ and that it is outside of Queenstown's current tight urban boundaries. The recommendation that it is zoned HDRZ we oppose even more.
22. The news that even more HDRZ is proposed on the other side of the Shotover River opposite Sanderson retirement Village comes as more of a shock
23. We cannot keep carving up our rural land, creating residential areas in the rural environment, on the entry to our town.
24. Looking at the rising Council costs, the traffic going to and from town, the poorly maintained roading and infrastructure, Council and the planners in the last 20 years have got it wrong. It's time to consolidate and intensify what we are already partially using. No more urban sprawl in our rural areas and areas of outstanding natural landscape. Build up and build denser, be bold and rezone all of the indicated area MDRZ.

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