

**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 Stage 3 of the
Proposed District Plan

**SUBMISSION OF ROBIN LESLIE PATTERSON
ON BEHALF OF BALLANTYNE PROPERTIES LIMITED**

STREAM 17 – BUSINESS MIXED USE ZONE & GENERAL INDUSTRIAL ZONE

30 March 2020

470 Camp Hill Road
Hawea Flat
027 255 0920
Email: rlp464@gmail.com

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1. PROFESSIONAL DETAILS

1.1 My full name is Robin Leslie Patterson and I am a Registered Professional Surveyor and a Licenced Cadastral Surveyor. I live in Hawea Flat, a Township within the QLDC area 7 km from Lake Hawea and 14 km from Wanaka. I have lived and worked in the QLDC area from mid 2000 until April 2018 when I retired.

1.2 I hold a Degree of Bachelor of Science in Surveying from the University of Otago. I am a full member of the New Zealand Institute of Surveyors. For the 17 years prior to retiring I managed the Wanaka office of Paterson Pitts Ltd where I was involved in preparing resource consent applications for:

- a) Landuse changes
- b) Subdivision consent
- c) Urban Development
- d) Private Initiated Plan Changes

1.3 Although this is a Council hearing, I confirm that I have read the Code of Conduct for an Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

2. INTRODUCTION

2.1 My interest at this hearing is the future zoning of lot 1 DP 510626 held in CT 783035 which is a 2ha block fronting Ballantyne Road directly opposite the intersection with Gordon Road. I was involved in the Private Initiated Plan Change which rezoned this land from Rural General zoning to what it is now. (Partially Low Density Residential and partially Business Subzone under the Three Parks Zone). I have attached the North Three Parks Area Structure Plan as Appendix 1 to this submission and highlighted the Ballantyne Properties Land on it.

2.2 This land and the land surrounding it is still being held in a rural setting but is being encroached on all sides by greater urban uses. Mostly Industrial and business at this stage.

2.3 The surrounding landuses are:

- a) To the North: A High Voltage Power Substation
- b) To the East: Undeveloped Low Density Residential land
- c) To the South: Partially Developed Business land
- d) To the West: Ballantyne road and on the other side of that developed Industrial use and large lot rural

3. COMMENTS ON SEC 42A REPORT PREPARED FOR QLDC – CHAPTER 18A GENERAL INDUSTRIAL ZONE – TEXT AND MAPPING

3.1 References below to 12.1 ...12.9 refer to paragraphs under the above Sec 42A report specifically '*12 Topic 10: RE_ZONING REQUESTS*'

3.2 Pages 15 to 20 (12.1 to 12.9) of the Sec 42A report deal with the BPL land. Submissions 3056.1 and 3056.2 and FS 3410.6 were submitted by BPL.

3.3 **12.2** States that the submitter has mistaken the notified GIZ zoning for BMU. That is not correct. The submitter doesn't refer to what his land was notified as, but what that portion of land had as an underlying zone. It is correct that the submitter seeks the entire submission site to be zoned BMU.

12.4 states that BMU zoning provides for residential development at a much higher density than LDSR but ignores that there is a higher standard of integration and design required in BMU which will ensure a higher standard of amenity adjacent to the LDSR and in the created streetscapes

12.5 states that the road shown on the ODP on the east side of the BPL land has not been carried over into the PDP Structure Plan. This may be so but practically there must be a road in that approximate location to provide development and subdivision of the area with suitable access.

12.6 states that rezoning of the BPL land is not required to meet business zoned land demands due to sufficient capacity at Three Parks. The underlying assumption here is the land at Three Parks (under single ownership) will be developed to its maximum capacity and within the assumed timeframes.

12.7 argues that there are provisions within the GIZ to mitigate its effects on adjoining LDSR land. However if this land was zoned BMU the attempts to mitigate the adverse effects of GIZ wouldn't be required.

12.8 recommends creation of the zones as notified but I don't believe that such a conclusion can logically be drawn from the Sec 42A report

12.18 recommends that submission 3153.13 (from Aurora) be rejected and that FS3410.6 (BPL) and FS3417.52 Willowridge be accepted. FS3410.6 (BPL) suggests the land surrounding the substation be rezoned to BMU

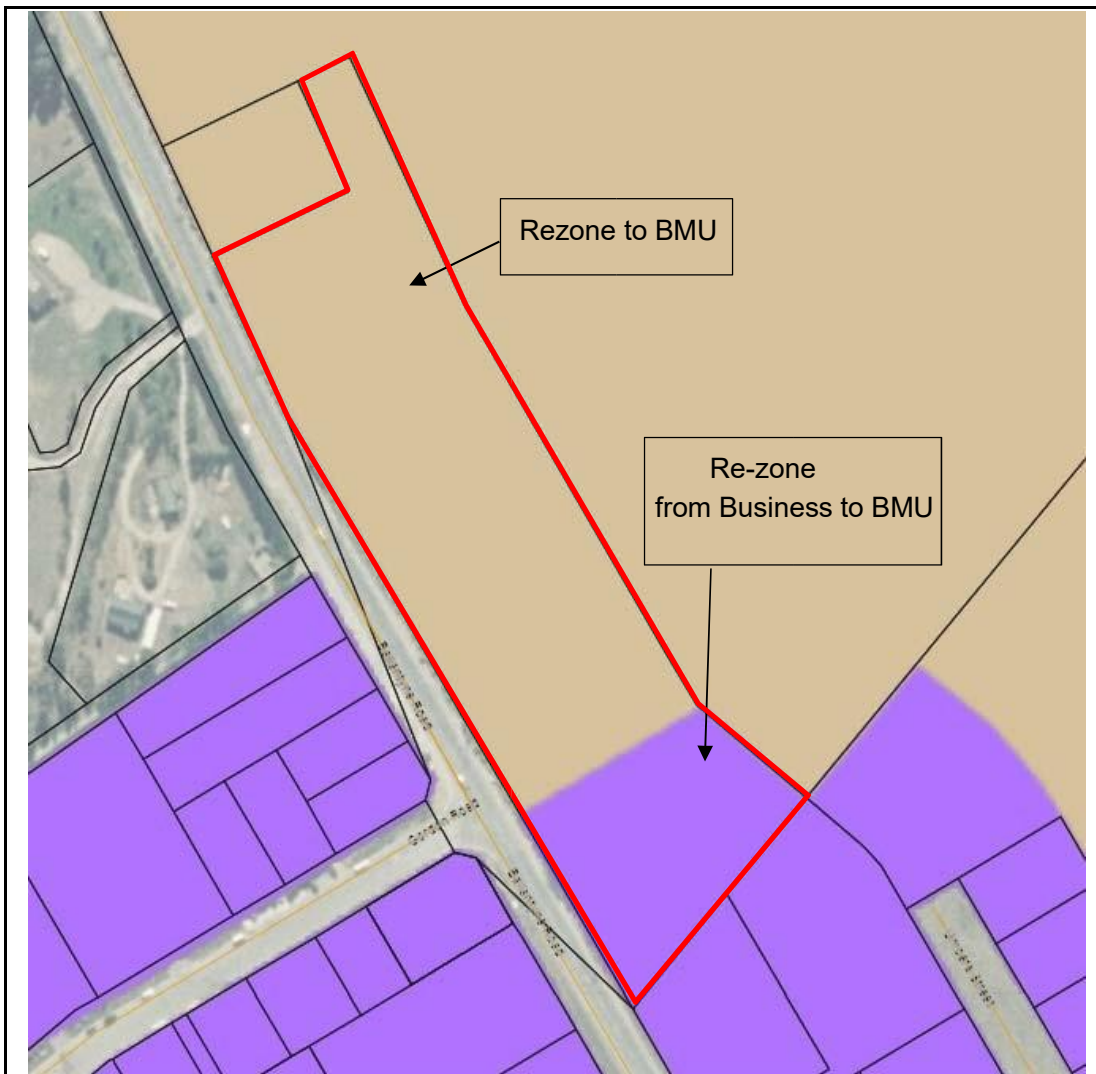


Figure. 1 Zoning sought by Ballantyne Road Properties

4. BALLANTYNE PROPERTIES LAND IN THE CONTEXT OF WIDER WANAKA

4.1 Figure 1 above illustrates the BPL land and their preference for the ultimate zoning of that land. The purple coloured land is the land notified as 'General Industrial' (GIS) under this process.

4.2 To the north is the Aurora substation which Aurora have submitted should be separated from LDSR land.

To the south is land which has been notified as GIZ.

To the west is Ballantyne Road, a major Collector Road which leads from the Wanaka Towncentre to the airport and from there to Central Otago.

This block of land is completely inappropriate to be developed as LDSR

4.3 *National Policy Statement – Urban Design Capacity* requires Councils to assess the commercially feasible capacity to cater for projected demand. 'Business Development Capacity Assessment 2017' commissioned by QLDC concludes that there is sufficient capacity to cater for projected demand but only if developed to its maximum potential – which it concludes is highly unlikely.

4.4 Due to the surrounding Landuses including the collector function of Ballantyne Road, the need for Business zoned land to facilitate the growth of Wanaka and the logical interface between Industrial land to the west and Residential land to the east this land should be zoned BMU. It is completely the wrong place to have residential zoning.

Three Parks Structure Plan
(North Three Parks Area)

