

**Further Submission on Proposed Queenstown Lakes District Plan – Variation –
Te Pūtahi Ladies Mile Masterplan**

Under Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council
pdpsubmission@qldc.govt.nz

Name of Submitters: Caithness Developments Limited

Address for service: Caithness Developments Limited
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- 1 Caithness Developments Limited (the **Submitter**) made a submission(**OS45**) on the Variation to the Proposed Queenstown Lakes District Plan – Te Pūtahi Ladies Mile Masterplan (**Variation 1, PDP**).
- 2 This is a further submission by the Submitters on Variation 1, PDP.
- 3 The Submitters are a person who has an interest in Variation 1, PDP that is greater than the interest that the general public has.
- 4 Caithness Developments Limited has an interest in Variation 1, PDP as the owner of 12 Stalker Road, included within the Te Pūtahi Ladies Mile Masterplan area. The site is located on the western corner of Stalker road and State Highway 6.
- 5 The Submitters' further submissions, reasons for submissions and decisions sought are set out in Appendix 1 (**attached**).
- 6 In addition to the specific reasons set out in Appendix 1, the relief sought by the Submitters in this further submission:
 - a. will promote sustainable management of resources and achieve the purpose and principles of the Resource Management Act 1991 (**RMA**);
 - b. represents the most appropriate way to achieve the objectives of Variation 1, PDP, in terms of section 32 of the RMA;
 - c. will assist the Council in carrying out its statutory duties under the RMA including the integrated management of the effects of the use, development, or protection of land; and
 - d. will give effect to the National Policy Statement on Urban Development.
- 7 The Submitters wish to be heard in support of this further submission. If others make a similar submission the Submitters will consider presenting a joint case with them at any hearing.

2 August 2023

A handwritten signature in black ink, appearing to read 'Blair Devlin', with a long horizontal flourish extending to the right.

Blair Devlin
On behalf of Caithness Developments Limited

Annexure 1

Name of Original Submitter (and Submission Number)	Submission Point	Decision requested by Original Submitters	Further Submitters' support/oppose	Reason for Further Submitters' support/opposition	Decision Sought by Further Submitters
Sanderson Group and Queenstown Commercial Ltd (OS93)	OS93.15	<p>That Rule 49.4.25 (Buildings within the Building Restriction Area) be amended as follows:</p> <p>Buildings within the Building Restriction Area on the planning maps NC <u>D</u></p>	Support	It makes sense to provide for possible buildings within the BRA as a discretionary activity rather than non-complying, as there are already lawfully established buildings within the 75M BRA such as the FENZ shed.	Accept the relief
Waka Kotahi NZ Transport Agency (OS104)	OS104.3	<p>That Policy 27.3.24.6 (is amended to read as follows: "Avoid development where specific transport infrastructural works in Rules 49.5.10, 49.5.33, 49.5.50 and 49.5.56 have not been completed, unless it can be demonstrated that development will avoid future and cumulative adverse effects from additional traffic movements on State Highway 6."</p>	Oppose	The Submitters consider that Policy 27.3.24.6 should be retained as notified in order to allow some flexibility should it be demonstrated that specific infrastructural works are not required.	Decline the relief

	OS104.14	That Policy 49.2.6.5 is amended to read: "Avoid development where specific transport infrastructural works have not been completed, unless it can be demonstrated that development will avoid future and cumulative adverse effects from additional traffic movements, particularly at weekday daily peak periods on State Highway 6."	Oppose	The Submitters therefore consider that Policy 49.2.6.5 should be retained as notified in order to allow some flexibility should it be demonstrated that specific infrastructural works are not required.	Decline the relief
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