

Form 5

Submission on a Publicly Notified Proposal for Policy Statement or Plan

Clause 6 of First Schedule, Resource Management Act 1991

To: **Queenstown Lakes District Council (“the Council”)**

Name of Submitter: **The Station at Waitiri Limited (“the Submitter”)**

Introduction:

1. Stage 3 of the Proposed Queenstown Lakes District Plan (“**PDP**”) was notified on 19 September 2019 and “proposes a number of new zonings, mapping annotations and variations and amendments to land and provisions decided through Stages 1 and 2 of the PDP”.¹
2. The submitter has an interest in the PDP as a whole, and as such, the submission relates to the PDP in its entirety, including those chapters listed in the public notice.
3. The submitter could not gain an advantage in trade competition through this submission.
4. The submitter has particular interest in Chapter 18A – General Industrial Zone, and Planning Map 13.
5. The submitter’s property is located on State Highway 6, Gibbston Valley, east of the Nevis Bluff as identified in Figure 1 below. The submitter’s property is legally referred to in the record of title as Section 3 SO 24743 and Lot 4 DP 27395 as held within 410590 and OT19A/734 respectively.

¹ <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Proposed-District-Plan/PDP-Stage-3/1909.2019-PDPS3-Mountain-Scene-Notice.pdf>



Figure 1: Submitters Property identified in red

Overall Issues

6. The submitter **opposes** Chapter 18A – General Industrial Zone and Planning Map 13, in the form notified, and **opposes** the retention of the submitter’s property and surrounding properties as Rural Zone on Planning Map 13, for the following reasons:
 - a. It does not accord with, or assist the territorial authority to carry out its functions to achieve the purpose for the Resource Management Act 1991 (“**RMA**”);
 - b. It does not meet section 32 of the RMA;
 - c. It does not promote the sustainable management of natural and physical resources, nor does it enable the social, economic and cultural well-being of the community;
 - d. It does not meet the reasonably foreseeable needs of future generations;
 - e. It does not represent integrated management or sound resource management practice;
 - f. It does not represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means;
 - g. It will not implement and/or give effect to the objectives, policies, and other provisions of the PDP and the other relevant planning instruments, including the Regional Policy Statement; and
 - h. It is inconsistent with Part 2 of the RMA and ultimately does not achieve its purpose.

7. The submitter considers that the purpose of the RMA would be best achieved by rezoning the property and surrounds Industrial General (or other appropriate zoning), with location specific and consequential changes to those provisions of the PDP to give effect to the issues raised in this submission.

Specific Submission:

8. The section 32 reports states that parties interested in industrial land have not had a clear opportunity to pursue this through the plan review process to date given the lack of a notified industrial chapter and the Council intends to assess submissions seeking industrial land on their merits.
9. The reason for the submission includes, but is not limited to, the following:
 - a. Insufficient provision for industrial land has been made within Stage 3 of the PDP. There is a demonstrated need to provide for more industrial land within the Wakatipu Ward. The zoning of the submitters land for such purposes is a solution to meet industrial demand in the short, medium and long term.
 - b. The following changes are sought to the Industrial General provisions:
 - i. Buildings are controlled activities in respect of landscaping, external appearance, location of offices and showrooms, and visual impact.
 - ii. Outdoor storage areas are permitted.
 - iii. Retail sales are limited to goods manufactured on the site, and ancillary products up to 20% of the gross floor area, or are otherwise non-complying.
 - iv. Visitor accommodation is non-complying.
 - v. One residential unit per site is permitted for the purpose of on-site custodial management.
 - vi. Buildings are to be set back 5m from SH6 and 2m from all other boundaries.
 - vii. 80% maximum site coverage.
 - viii. Maximum building height of 10m.
 - ix. Adherence to noise standards measured at any point outside of the zone.
 - x. No minimum allotment size for subdivision.
10. Altering the zone of the site and surrounds in the manner sought (or similar) will:

- a. Promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the RMA and ultimately achieve its purpose;
- b. Enable the social, economic and cultural well-being of the community;
- c. Meet the reasonably foreseeable needs of future generations; and
- d. Represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means.

Relief sought:

11. The submitter requests the following decision:

- a. Planning Map 13 is updated to reflect the property, and surrounding properties, being zoned Industrial, with location specific and consequential changes to those provisions of the PDP to give effect to the issues raised in this submission; and
- b. Any other additional or consequential relief to the PDP, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission; including any other appropriate zoning and provisions.

12. The suggested revisions do not limit the generality of the reasons for the submission.

13. The submitter wishes to be heard in support of its submission.

14. If others make similar submissions, the submitter will consider presenting a joint case at any hearing.



Signed by or on behalf of the submitter

18 November 2019

Date

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