

# kerr >> ritchie

>>> ARCHITECTURE >> LANDSCAPE >>>

## **Submission on a publicly notified proposal for plan change**

Clause 6 of First Schedule, Resource Management Act 1991

### **Submitter details**

Applicant Ritchie Kerr Trust and Sharpe Family Trust  
48 and 50 Peninsula Road Queenstown

### **Address for service of the Submitter**

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**Relevant District Plan: Queenstown Lakes District  
Council Proposed District Plan**

**The specific provisions that my submission relates to  
are:**

That the subject land, currently zoned rural with ONL categorisation be rezoned for low density residential.

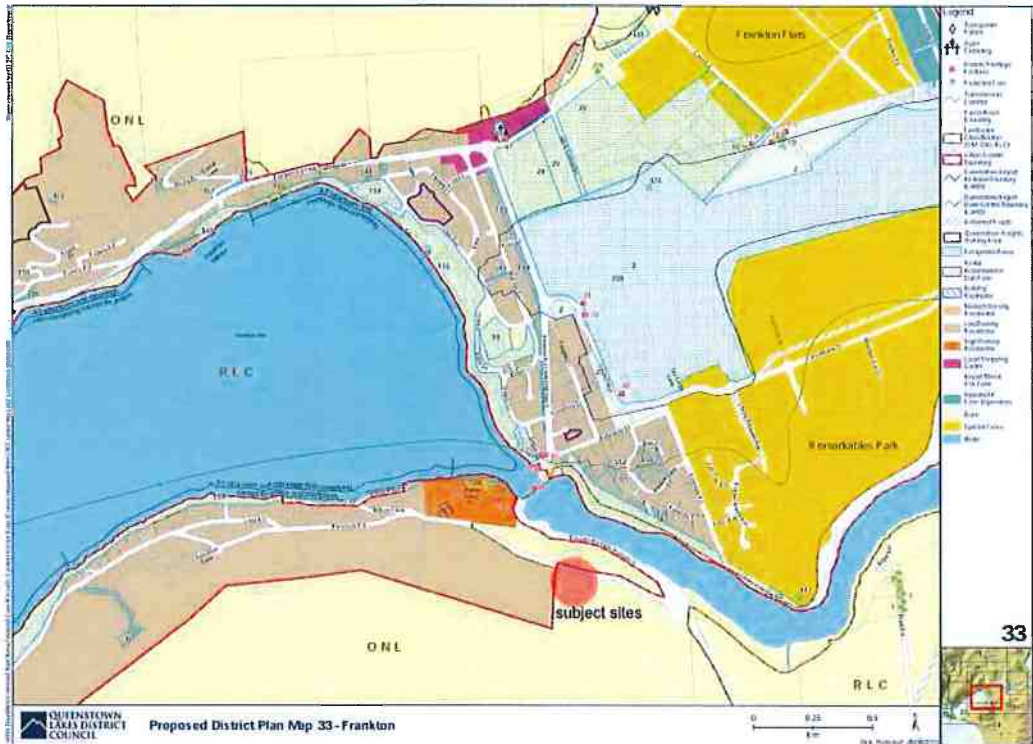
### **Scope of submission**

**This is a submission to:**

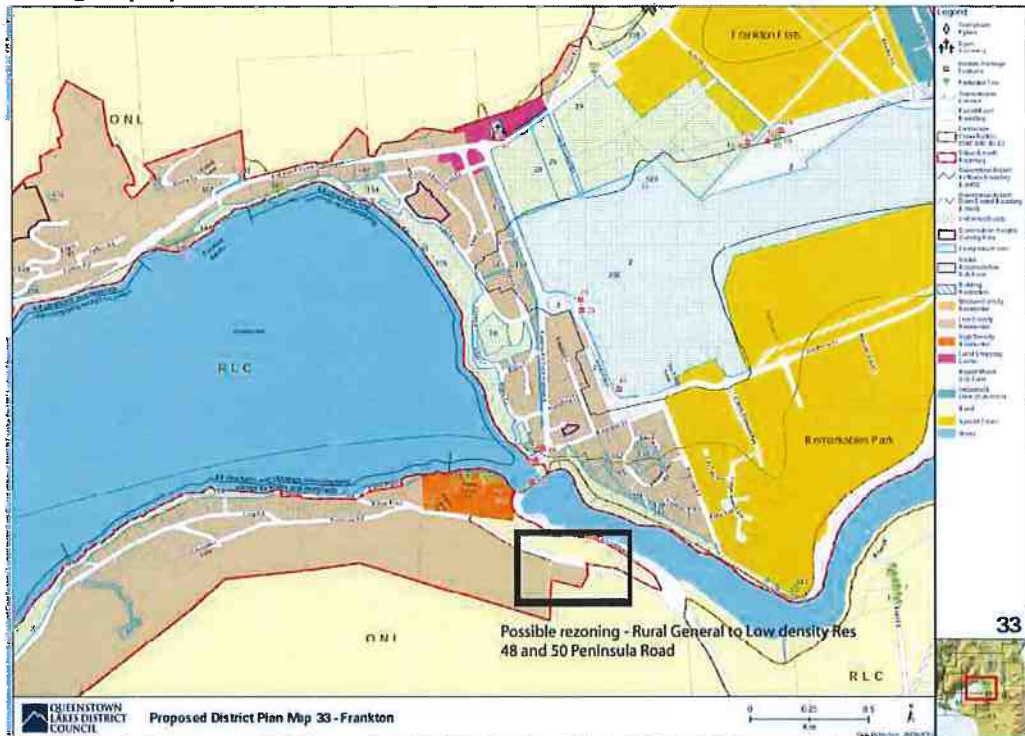
1. The submission relates to two adjoining sites 48 and 50 Peninsula Road, Kelvin Heights. The sites are zoned rural General in the proposed District Plan as notified 26 August 2015. The land is also categorized Outstanding Natural Landscape (ONL).
2. The sites adjoin the low density residential zone at the eastern end of the Kelvin Heights Peninsula. They are located on the upper side of Peninsula Road.
3. The sites were originally created for rural living by way of consent RM 950174. A dwelling was subsequently approved by way of consent RM000574.



4.



Zoning as proposed in the District Plan



Plan amended to show possible rezoning.



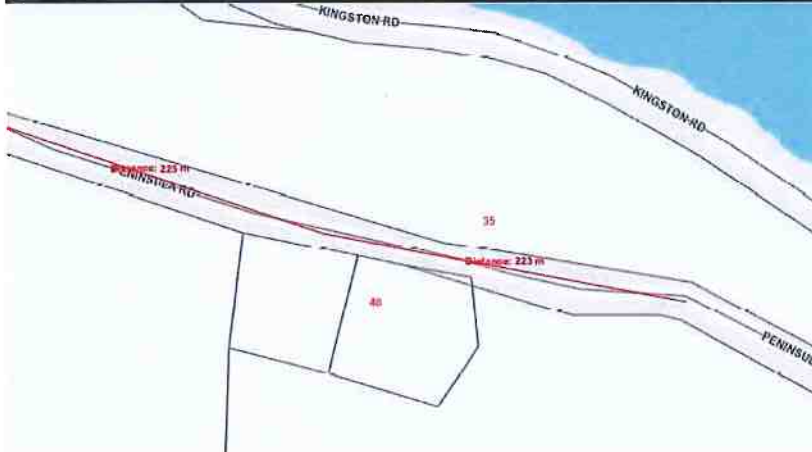
**Aerial of the sites**

5. The land is legally described as Lot 3 and 4 DP27200. It has a total area of 5112m<sup>2</sup> and 5829m<sup>2</sup> totaling **1.0941 ha**. It is comprised in Certificates of Title OT19A/282 and OT19A/283.
6. The subject land has legal frontage onto Peninsula Road, Kelvin Heights. Kelvin Heights is a highly modified environment where the lower reaches of Peninsula Hill are characterised by residential dwellings and more recently by way of the Hilton Hotel and associated buildings and infrastructure. Land to the east of the Hilton Hotel, that is between the Hotel and the bridge) has been zoned for High density residential development.
7. The subject land occupies a north facing part of a broadly convex slope falling off the east summit of Peninsula Hill (Deer Park Heights). 48 Peninsula Road (east) is developed as a rural residential property while 50 Peninsula Road is generally kept grass with new native plantings on the peripheral boundaries to assimilate with existing planting on 48 Peninsula Road.. To the west lies undeveloped, residentially zoned land. It is noted that this zoning extends considerably above (higher up the hill) than the subject land.
8. The subject land has an elevation range of about 20 m between top and bottom boundaries. The sites are low down on Peninsula Hill, significantly lower than the adjoining land zoned LDR.
9. The land is located in a very central location of the Wakatipu Basin. It is close to urban infrastructure, transport, services and within walking distance to schools, the events centre, shopping areas, Lake Wakatipu and parks. In particular the land has excellent proximity to central Frankton, Remarkables School, the future high school and the Remarkables Park shopping centre, the Hilton and Lake Wakatipu.

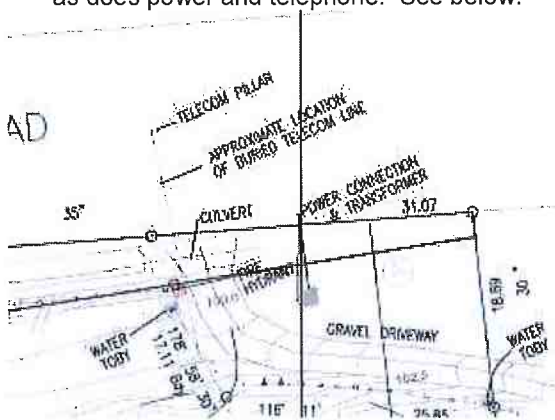
10. It has excellent amenity values for living – proximity as described, sun and aspect/views.
11. The land is north facing with an excellent outlook. It overlooks Lake Wakatipu, the Kawarau Falls, Frankton Flats the airport and the Wakatipu Basin towards Coronet Peak and Cardrona ski fields.
12. Both the Hilton Hotel and Lakes Edge residential development are in close proximity of the site.
13. The rezoning of this land **will not exacerbate urban sprawl** as the sites are contained between existing residentially zoned land to the west, steep land to the south up the slopes of Peninsula Hill, and steep and less stable land to the east. To the north is Peninsula Road and Reserve land that runs between Peninsula Road and SH6.
14. Rather than urban sprawl further out into rural countryside the sites are located close to what is becoming a key urban centre of the Wakatipu. They are the closest sites in Kelvin Heights to Frankton and Queenstown by way of road access and also some of the closest by way of cycle or pedestrian access. They are sites that have the potential to be developed to more than just one residential dwelling per site.
15. It is rightly acknowledged that Peninsula Hill is an outstanding natural landscape. The shape of the hill and the exposed rock escarpments visible on the steep upper faces above the site are representative of the glacial processes that formed the hill. The vegetation cover is generally exotic and grazing is limited due to the steepness of the land. Goats and deer graze the upper slopes.
16. However it is important to consider the effect of the adjoining LDR zoning on the environment, that is as it would exist if the land in this area were used in a manner permitted as of right by the plan. The current attributes of this site of openness, visibility and naturalness would be significantly compromised.
17. Large areas of residentially zoned land are being held by few landowners in the area. Having some smaller areas in different ownership will allow for more nimble and diverse developments within close proximity to central Frankton amenities.

**Services and infrastructure.**

18. Water power and telephone services exist to the boundary of the site. There is a 100mm diameter PVC water main that runs along the Peninsula Road to the sites. A fire hydrant is located at the entrance to the sites.
19. Access to the site will or could be from the existing access point off Peninsula Road. See photo below.
20. The existing vehicle access has site distance of in excess of 200m in each direction along Peninsula Road. This area has a speed limit of 70km/hr which requires sight distances of 115m.



- Water is from the existing council supply. A hydrant exists at the gateway as does power and telephone. See below.





### **Natural Hazards**

21. The site has hazards identified on the council maps. Mr Jeff Bryant of Geoconsulting has been consulted to investigate these hazards. Please find attached a report from Geoconsulting with respect to Hazards on the site.

22. The summary of the report described below.

*The investigations have assessed the hazard and risk of the landslide and rockfall hazards and found that:*

***The landslide is no longer active and the ground within the property is stable.***

***There is a rock fall hazard arising from the cliffs above the landslide which can activate from time to time but the threat of boulders reaching the site is extremely low.***

### **Zone Purposes**

#### ***7.1 Zone Purpose Low Density Residential***

*The Low Density Residential Zone is the largest residential zone in the District. The District Plan includes low density zoning that is within identified urban growth boundaries, and includes land that has already been substantively developed, as well as areas that will continue to be developed over time.*

*Fundamentally the zone provides for traditional suburban densities and housing forms. Houses will typically be detached and set on sections between 450 and 1000 square metres in area. However, the zone will also support some increased density, whether through smaller scale and low rise infill development, or larger comprehensively designed proposals, to provide more diverse and affordable housing options.*

*Community activities and facilities are anticipated in the zone provided adverse effects can be suitably addressed, as these activities are often best located within the residential communities they serve. Home occupations are also provided for.*

*The zone will also support low intensity forms of visitor accommodation such as guest houses, homestays and the commercial letting of a residential unit or flat where this does not adversely impact on the supply of permanent (long term) rental accommodation. Visitor accommodation within the zone will be sensitively designed with regard to its setting, and protect the privacy and amenity of guests and nearby residents.*

*Commercial activities are generally discouraged, however may be accommodated where necessary to address a demonstrated local need provided residential amenity is not compromised.*

### **21.1 Zone Purpose Rural General**

*The purpose of the Rural zone is to enable farming activities while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource and rural amenity.*

*A wide range of productive activities occur in the Rural Zone and because the majority of the District's distinctive landscapes comprising open spaces, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists the desire for rural living, recreation, commercial and tourism activities.*

*Ski Area sub zones are located within the Rural Zone. These sub zones recognise the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the Ski Area sub zones is to enable the continued development of Ski Area Activities within the identified sub zones where the effects of the development would be cumulatively minor.*

*In addition, the Rural Industrial Sub Zone includes established industrial activities that are based on rural resources or support farming and rural productive activities.*

*A substantial proportion of the Outstanding Natural Landscapes of the district comprises private land managed in traditional pastoral farming systems. Rural land values tend to be driven by the high landscape and amenity values in the district. The long term sustainability of pastoral farming will depend upon farmers being able to achieve economic returns from utilising the natural and physical resources of their properties. For this reason, it is important to acknowledge the potential*

It is submitted that the subject land is more compatible with the Low density residential zone purpose, objectives and policies than the rural zone purpose as described above.

To conclude the submission is that the subject land be zoned **low density residential**, being an extension of the zoning to the immediate west of the site.

**We wish to be heard in support of our joint submission**



