

28 August 2015

Opus International Consultants  
PO Box 273  
ALEXANDRA 9340



**Attention:** Loek Driesen

Dear Loek

**Lake McKay Station Limited - Proposed Rezoning - SH 6 - Luggate**

Thank you for forwarding details of the above-mentioned proposal for our consideration and comment. We understand the applicant is proposing to rezone a number of areas in the wider Luggate area as part of the District Plan Review process. We also understand the intention of the proposed rezoning is to facilitate the subdivision of the subject areas into rural residential and rural lifestyle properties.

It is hard to provide definitive comments on the proposal without further background information to the request. Normally requests to change plans of local authorities is accompanied by an explanation of the purpose of, and reasons for, the proposed plan change and an evaluation under section 32 of the Resource Management Act for any objectives, policies, rules or other methods proposed. An assessment of the anticipated environmental effects is also typically included. Without this important information it is difficult to assess the proposed plan change in any detail.

That aside, our initial thoughts are that we are concerned that the proposed rezoning will not provide integrated transport and land use outcomes, particularly for Areas 1 and 4 which are somewhat removed from Luggate Township. The proposed rezoning will not provide for alternative modes of transport and will also likely have funding implications for the NZ Transport Agency in the future. We are concerned that if the subject areas were to be rezoned then there would be an expectation that the NZ Transport Agency, along with the Queenstown Lakes District Council, would have to invest in the maintenance of additional roading infrastructure that will be required to service the proposed new zones.

In view of the above, we are concerned that the proposed rezoning will not promote the sustainable management of physical resources. Unfortunately we are unable to provide more definitive comments without the further information mentioned above.

Please do not hesitate to contact me if you have any queries regarding the above information.

Yours sincerely



**Tony MacColl**  
Senior Planning Advisor

cc SNM – Otago