

QLDC Submission – Re-zoning of Sam John Place, Lichen Lane and Grandview Place.

Original Submitter: Jude Battson (Lake Hawea, Wanaka, New Zealand, 9382)(Submitter No. 460) Original Point: 460.1 22 Rural Residential and Rural Lifestyle

Dear QLDC,

This Submission seeks to provide evidence in support of the proposal to amend the zoning of the area around Sam John Place, Lichen Lane and Grandview Road to Town Zoning.

1. Historical intention of Hawea Community Plan.

The long term township zoned boundaries of Lake Hawea have been strategically set to be within Cemetery Roads and Muir roads. This can be evidenced in page 8 of the Hawea Community Plan of June 2003 that can be source on the QLDC website at:

http://www.qldc.govt.nz/assets/OldImages/Files/Small_community_plans/Hawea_Community_Plan.pdf

The Hawea Community Plan provides proposed rezoning maps and states that:

KEY STRATEGIES – HAWEA COMMUNITY PLAN

The following key strategies are identified for achieving the (2020) vision.

4. MANAGING GROWTH

Residential

· The current zoning is adequate to provide for future projected growth at Hawea Flat and John's Creek. At Lake Hawea, the Township Zone should be extended through to Cemetery Road to provide for additional growth. This is considered to be a logical and well-contained boundary to guard against future sprawl.

It has now been 14 years since the release of the Hawea Community Plan and this key strategy has not been implemented. The aim of a 2020 vision is not to play catch at the eleventh hour, but to realise the vision now so that by the time this milestone is reached a new vision can be planned and worked towards.

In formulating the latest district plan QLDC appears to have failed to take into account the 2020 vision of the Lake Hawea community. The Hawea Community Plan

was put into place using a steering committee, representatives from QLDC in addition to input from 130 individuals from the community. It is not the product of a small number of self-interested parties but the combined vision of the wider population and should be implemented in a timely fashion.

2. Intention of land owners

As this strategy has been in place for nearly a decade and a half, the details of which have been freely communicated on the QLDC website, home owners in this area have purchased properties and positioned their homes in full expectation that zone changes will occur in the medium term. Please refer to Appendix 1.

Appendix 1. Shows that despite the fact that most properties are quite large, rather than placing homes in the centre of their sections to maximise space between neighbours, the great majority of home owners have consistently chosen to position their homes very close to their boundaries, often in relative close proximity to their neighbours.

These large remaining areas are not being used for livestock and are generally remain fallow or have low maintenance gardens/lawns.

It is imperative that the Town Plan of Hawea and the District Plan be amended to more accurately reflect the intentions of the Hawea Strategic Plan and the land owners of the area. This will give all effected property owners certainty for their future

3. Alignment to QLDC strategic objectives.

In addition to the alignment to the Hawea Community Plan, this rezoning proposal aligns perfectly to the following QLDC strategic objectives:

3.2.1. Goal - Develop a prosperous, resilient and equitable economy.

Objective 3.2.1.5 Maintain and promote the efficient operation of the District's infrastructure, including designated Airports, key roading and communication technology networks.

Rezoning this area will greatly increase the utilisation of existing town infrastructure and roading. This area is already serviced by town water, sewerage and waste removal so by increasing the housing density council will receive additional rates revenue, development contributions and optimum use of existing infrastructure.

3.2.2. Goal - The strategic and integrated management of urban growth

Objective 3.2.2.1 Ensure urban development occurs in a logical manner:

- **To promote a compact, well designed and integrated urban form;**
- **To manage the cost of Council infrastructure; and**
- **To protect the District's rural landscapes from sporadic and sprawling development.**

Rezoning this area will lessen the need for further green field development of the Lake Hawea Township

Policies 3.2.2.1.4 Encourage a higher density of residential development in locations close to town centres, local shopping zones, activity centres, public transport routes and non-vehicular trails.

Policies 3.2.2.1.5 Ensure UGBs contain sufficient suitably zoned land to provide for future growth and a diversity of housing choice.

Policies 3.2.2.1.6 Ensure that zoning enables effective market competition through distribution of potential housing supply across a large number and range of ownerships, to reduce the incentive for land banking in order to address housing supply and affordability.

Considering that there are a relatively small number of property developers that drip feed sections onto the market giving the illusion of lack of supply it is important that the above policies are actioned so that there are more market participants to spur competition.

In addition it should be noted that the last release of sections in Lake Hawea sold out in a matter of hours – clearly there is a supply deficiency that needs to be addressed.

It should also be noted that the latest release of town zoned land in Lake Hawea was priced higher for lots adjacent to Rural Residential Zoning. As a result the developer was financially rewarded for the adjacent zoning, whilst existing residents will shortly lose their greenfield outlook

Objective 3.2.4.8 Respond positively to Climate Change.

Policies 3.2.4.8.1 Concentrate development within existing urban areas, promoting higher density development that is more energy efficient and supports public transport, to limit increases in greenhouse gas emissions in the District.

This proposed re-zoning will allow higher density development than the existing rural residential zone resulting in greater efficiency and potentially lower greenhouse gas emissions.

Objective 3.2.5.3 Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

Policies 3.2.5.3.1 Direct urban development to be within Urban Growth Boundaries (UGB's) where these apply, or within the existing rural townships.

Rezoning this area will reduce the need for further development of greenfield sites. Each time greenfields sites are developed significant environmental, financial and administrative costs are incurred. By increasing potential land stock within existing developed areas the need for greenfields developments can be reduced. That way the true rural nature of the landscape can be retained around the greater Lake Hawea township.

3.2.6 Goal - Enable a safe and healthy community that is strong, diverse and inclusive for all people.

Objective 3.2.6.1 Provide access to housing that is more affordable. 3 – 6 QLDC PROPOSED DISTRICT PLAN [PART TWO] AUGUST 2015 3 strategic direction

Policies 3.2.6.1.1 Provide opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs.

Policies 3.2.6.1.2 In applying plan provisions, have regard to the extent to which minimum site size, density, height, building coverage and other controls influence Residential Activity affordability.

Providing for the potential for increased land stock will naturally relieve pricing supply pressures on the local market. Having an ample and steady stream of land puts first home buyers and those on lower incomes at an advantage in attaining a property in one of the most expensive areas of the country.

Unlike most other developments in the region there does not exist the same covenants over this land which enables home owners/builders to recycle and relocate homes from other areas (e.g. Christchurch). This is a much more economical and sustainable solution than building from the ground up.

Hawea has long been the more affordable neighbour to Wanaka even though its natural surroundings are just as magnificent. Having a continued low cost option for the wider community will only be possible if there is ample land stock being made available by vendors outside the very small number of large scale developers so that true market competition can take place.

Re-zoning still needs to be done in a sensitive way so that the character of any development is in line with the wider Lake Hawea community. Minimum lot sizes should remain generous (e.g. 800m²) so that there is ample green space and buffer zones between new homes.

This will provide another option for low income home owners who are presently only offered homes on small lot sizes within the Wanaka township that do not provide adequate space for growing families.

4. Opposition to the re-zoning proposal

Despite that the Hawea Community Plan has been in existence for over a decade, there may be land owners who have not been aware of it, or the strategic objectives of the wider QLDC and may find zoning changes unwelcome. That being said they are under no obligation to subdivide their own properties and can retain the space around them that they have originally purchased.

Most established properties already have extensive screening up to two to three metres tall around their homes so additional neighbours should not be visually disruptive.

It is important to point out that re-zoning this area is within the Hawea Community Plan and should not be stymied by vested interests that did not perform adequate due diligence when they initially purchased their property.

5. Conclusion

As Hawea and the wider district grapples with the pressures of increased population growth and its encroachment on the surrounding virgin landscape, this proposal allows the council to ease this pressing issue whilst simultaneously fulfilling the Hawea Community Plan in a sustainable and environmentally sensitive way.

In many areas of operation the council has to consider many different and often conflicting aims and interests – the proposal to re-zone this area of Lake Hawea is fortuitous as it is not only devoid of these conflicts, but successfully addresses each of them.

- The proposal is in line and fulfils the Hawea Community Plan and its 2020 vision.
- The proposal is in line with multiple QLDC strategic goals, objectives & policies
- It will provide much needed land stock to relieve price pressures and increase competition in the market
- It offers greater flexibility in building options so that sustainable and recycled material can be used
- 800m2 minimum lot sizes gives low income owners wider options than small lot sizes within the Wanaka township
- Allows optimal utilisation of existing infrastructure
- Landowner's homes have already been positioned for future re-zoning
- Reduces and delays the need for the development of greenfield sites
- Existing landowners are under no compulsion to subdivide their own properties and can continue to enjoy the quiet enjoyment of their large properties.

The QLDC has a duty of care and an obligation to its ratepayers to fulfil the Hawea Community Plan established by the Hawea residents over a decade ago. With 2020 fast approaching QLDC would be remiss not to enact this submission promptly.

If you have any questions in relation to the above submission, please do not hesitate to ask.

Regards

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Appendix 1.

