

**Form 5****Submission on Publicly Notified Proposal for Policy Statement or Plan,  
Change or Variation****Queenstown-Lakes District Council Proposed District Plan (Stage 2) Chapter  
24 – Wakatipu Basin**

Clause 6 of Schedule 1, Resource Management Act 1991

**To:** Queenstown Lakes District Council

**Address:** Sent via email to: [services@qldc.govt.nz](mailto:services@qldc.govt.nz)

**Name of Submitter:** Graham Grant

**About the Submitter:** The submitter owns 3.695 hectares of land on the southern side of Lake Hayes – Arrow Junction Highway (between #730 and #746). The land is described as Lot 2 DP305486 (CT 21961).

The land is zoned:

- **Rural Residential** (Operative District Plan);
- **Rural Residential** (Proposed District Plan Stage 1); and
- **Wakatipu Basin Rural Amenity Zone** [WB – RAZ] (Proposed District Plan Stage 2).



- Trade Competition:** The Submitter cannot gain an advantage in trade competition through this submission.
- Submission:** The submitters land is located in the midst of an established rural living neighbourhood that has been progressively developed with housing at an average density of 4000m<sup>2</sup>.
- The submitter relies upon the certainty of that zoning and intends to subdivide the land in accordance with that expectation.
- The submitters land is located within proposed Landscape Unit 13 (Lake Hayes slopes). The Land Use is accurately described as being 'predominantly rural residential'. In addition, the classification acknowledges that a range of activities are undertaken within this area (residential, commercial, and community), the availability of reticulated infrastructure, efficient road access connectivity and relatively low landscape coherence.
- The assessment acknowledges that most of this land is either developed for housing purposes or subdivided in anticipation. Very few development sites remain.
- The zoning of this land as WB- RAZ does not acknowledge the existing environment (including the consented pattern of development) that will occur in this neighbourhood/ landscape unit.
- The proposed WB – RAZ introduces an 80-hectare minimum lot size, whilst also making building a Restricted Discretionary activity.
- The submitter opposes the re-zoning of this land as proposed by the Council, inclusive of all the proposed provisions affecting it.
- The submitter seeks that the Operative District Plan or Proposed District Plan – Stage 1 zoning be applied to this land.
- The submitter also opposes the Variation to Stage 1 – Landscapes Chapter 6 (advertised as part of proposed chapter 38).
- Relief Sought:** The submitter seeks the relief referred to above or such further, more refined, additional, other or alternative relief that might give effect to this submission and/or better serve the overall objectives of the district plan and the purpose and principles of the Resource Management Act 1991.
- Hearings:** The Submitter wishes to be heard in support of this submission.
- Address for Service:** Graham Grant  
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John Edmonds + Associates Ltd  
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- Date:** 23rd February 2018