

**Appendix A - a copy of the Submission lodged by the Appellant**

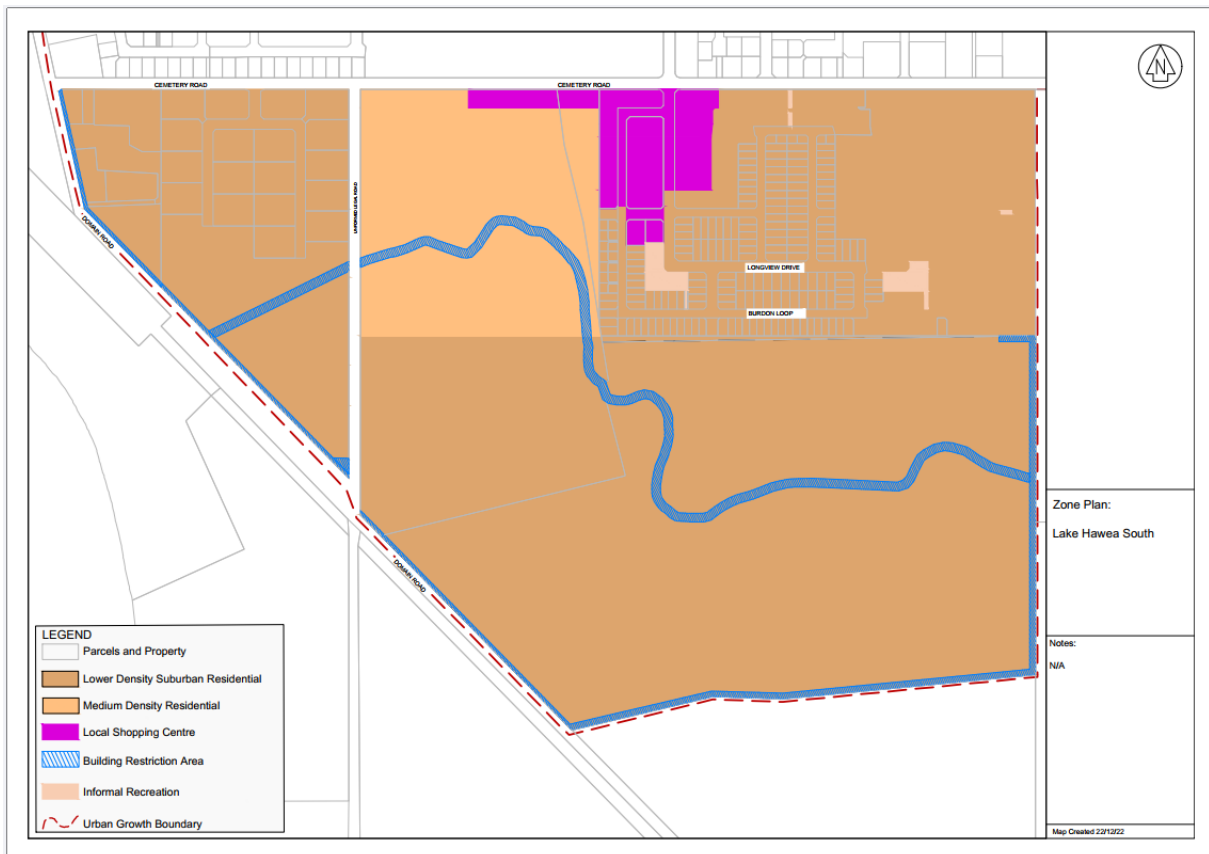
## Submission on notified variation to Queenstown Lakes Proposed District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council  
pdpsubmission@qldc.govt.nz

Name of Submitter: Universal Developments Hawea Limited and LAC Property Trustees Limited

- 1 This submission is made on behalf of Universal Developments Hawea Limited and LAC Property Trustees Limited (**Submitter**) in relation to the Proposed Urban Intensification Variation (**Variation**) to the Queenstown Lakes Proposed District Plan (**PDP**).
- 2 The Submitter could not gain an advantage in trade competition through this submission.
- 3 The Submitter is interested in the Variation in its entirety.
- 4 Without derogating from the generality of the above, the specific parts of the Variation that this submission relates to are the Lower Density Suburban Residential (**LDSR**), Medium Density Residential (**MDR**) and Local Shopping Centre (**LSC**) Zones and Subdivision Chapter proposed to be amended by this Variation as they relate to *Lake Hāwea South*, as delineated on the plan below.



## Background

- 5 The Submitter has an interest in the land at *Lake Hāwea South* recently rezoned by consent order [2023] NZEnvC 110 and included in the Variation.
- 6 The Submitter generally supports the Variation, but seeks that Rule 15.5.7 (b) be deleted and Rule 15.5.7 (a) amended, so that the standard height limit of 14m applies to the Local Shopping Centre Zone in *Lake Hāwea South*.

## Reasons for the submission

- 7 *Lake Hāwea South* is ideally placed to provide for urban intensification in line with the Variation. Specifically, as a greenfields area guided by a structure plan a logical and planned approach to intensification can occur at *Lake Hāwea South*.
- 8 Intensification of *Lake Hāwea South* will assist with giving effect to Policies 1 and 5 of the National Policy Statement for Urban Development 2020.
- 9 In particular the *Lake Hāwea South* Structure Plan can facilitate intensification outcomes. The comprehensive spatial planning of this area results in:
  - (a) A grid network of streets that can support a range of lot sizes and therefore densities.
  - (b) A range of recreational spaces identified through the Structure Plan area including a town square and sports field provide for open space and recreation earlier and at a larger scale than is traditionally required through development contributions. This also establishes an open space framework suitable for increased residential densities.
  - (c) A network of cycle and pedestrian trails focused around the existing water race that further provides active travel and recreational amenity to complement increased density.
  - (d) The future school site is identified and future-proofed within the structure plan and will service increased density and growth in Hāwea ensuring social infrastructure is planned for.
  - (e) The commercial area identified within the Structure Plan will ensure shops and businesses can establish, with employment opportunities to support increases in density.
- 10 As a greenfield location, *Lake Hāwea South* is also best placed to avoid potential reverse sensitivity effects that can arise through retrofitting or providing for increases in height or density within existing established neighbourhoods - where shading and adverse character and amenity effects can arise.
- 11 Longview (**SHA**) within *Lake Hāwea South* is already providing a range of lot sizes so applying intensification provisions as proposed within the LDSR Zone, MDR Zone and Subdivision Chapter will not be out of character and will complement the residential densities and lots sizes already established in this location.
- 12 Enabling greater flexibility within the MDR area of *Lake Hāwea South* will encourage better design responses and diversity and a range of housing typologies which will complement the growth in Hāwea.
- 13 The LSC Zone within *Lake Hāwea South* includes GFA provision to enable a potential supermarket which will improve accessibility for Hāwea. Providing for additional height within the LSCZ in *Lake Hāwea South* will provide greater opportunity for above ground floor residential apartments, adding to housing diversity. Applying the 14m height to the LSCZ in *Lake Hāwea South* is logical given it

adjoins MDR zoning and is the primary focus of the development area within *Hāwea South*. Being a greenfields location a 14m height can be accommodated without adverse visual effects or amenity impacts to existing neighbours for example

- 14 The Infrastructure Acceleration Funding (IAF) of \$20M has been provided for Hāwea and specifically *Lake Hāwea South*. This is a joint partnership between QLDC, Kainga Ora & Universal Developments. The IAF funding has been allocated to address infrastructure and therefore it is logical for intensification to go where this money is being spent. This funding can address any servicing upgrades necessary to provide for the intensification. This places *Lake Hāwea South* in a unique position to already have funding and provision in place to address potential service requirements associated with intensification, that may not otherwise be available through infill or brownfield locations.

#### Relief sought

- 15 The Submitter seeks the following relief:
- (a) That changes proposed to the PDP to provide for the intensification outcomes as notified by this Variation are approved and apply to *Lake Hāwea South*.
  - (b) That the height limit for the LSC Zone in *Lake Hāwea South* be increased to 14 metres in Rule 15.5.7 i.e. Rule 15.5.7 (b) be deleted and Rule 15.5.7 (a) amended to include, *Lake Hāwea South*.

#### Conclusion

- 16 Without derogating from the generality of the above, the Submitter seeks any additional, amended, consequential, or further relief in order to reflect the intent of the matters raised in this submission.
- 17 The Submitter wishes to be heard in support of this submission.
- 18 If others make a similar submission, the Submitter will consider presenting a joint case with them at the hearing.

Universal Developments Hawea Limited and LAC Property Trustees Limited

*Maree Baker-Galloway*

Signed by their duly authorised agents

Anderson Lloyd Per:

Maree Baker-Galloway

Address for service: maree.baker-galloway@al.nz | rosie.hill@al.nz