

Appendix A - A copy of the Appellant's submission and further submissions

Submitter Details

First Name: **Mike**
 Last Name: **Coburn**
 Organisation: **Felzar Properties Ltd**
 On behalf of: **Clark Fortune McDonald Attn: Emma Dixon**
 Street: **553**
 Suburb:
 City: **Queenstown**
 Country: **New Zealand**
 PostCode: **9348**
 Daytime Phone: **03 4416044**
 Mobile: **0274046233**
 eMail: **edixon@cfma.co.nz**

Trade competition and adverse effects:

I could I could not

gain an advantage in trade competition through this submission

I am I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Wishes to be heard:

Yes

No

Preferred hearing location:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Ch 1 -
Introduction | <input type="checkbox"/> Ch 2 - Definitions | <input type="checkbox"/> Ch 3 - Strategic
Direction | <input type="checkbox"/> Ch 4 - Urban
Development |
| <input type="checkbox"/> Ch 5 - Tangata
Whenua | <input type="checkbox"/> Ch 6 - Landscape | <input type="checkbox"/> Ch 7 - Low
Density Residential | <input type="checkbox"/> Ch 8 - Medium Density
Residential |
| <input type="checkbox"/> Ch 9 - High
Density
Residential | <input type="checkbox"/> Ch 10 - Arrowtown
Residential Historic
Management Zone | <input type="checkbox"/> Ch 11 - Large Lot
Residential | <input type="checkbox"/> Ch 12 - Queenstown
Town Centre |
| <input type="checkbox"/> Ch 13 - Wanaka
Town Centre | <input type="checkbox"/> Ch 14 - Arrowtown Town
Centre | <input type="checkbox"/> Ch 15 - Local
Shopping Centres | <input type="checkbox"/> Ch 16 - Business
Mixed Use Zone |
| <input type="checkbox"/> Ch 17 -
Queenstown
Airport Mixed Use | <input type="checkbox"/> Ch 21 - Rural Zone | <input checked="" type="checkbox"/> Ch 22 - Rural
Residential and
Rural Lifestyle | <input type="checkbox"/> Ch 23 - Gibbston
Character Zone |
| <input type="checkbox"/> Ch 26 - Historic
Heritage | <input checked="" type="checkbox"/> Ch 27 - Subdivision and
Development | <input type="checkbox"/> Ch 28 - Natural
Hazards | <input type="checkbox"/> Ch 30 - Energy and
Utilities |
| <input type="checkbox"/> Ch 32 -
Protected Trees | <input type="checkbox"/> Ch 33 - Indigenous
Vegetation and
Biodiversity | <input type="checkbox"/> Ch 34 - Wilding
Exotic Trees | <input type="checkbox"/> Ch 35 - Temporary
Activities and Relocated
Buildings |
| <input type="checkbox"/> Ch 36 - Noise | <input type="checkbox"/> Ch 37 - Designations | <input type="checkbox"/> Ch 41 - Jacks
Point Zone | <input type="checkbox"/> Ch 42 - Waterfall Park |
| <input type="checkbox"/> Ch 43 -
Millbrook Resort
Zone | | | |

Submission

Attached Documents

File
Final Submission - Felzar Properties Ltd

RESOURCE MANAGEMENT ACT 1991

SUBMISSION ON QUEENSTOWN LAKES DISTRICT PLAN REVIEW

TO: Mr Mathew Paetz
Planning Policy Manager
Queenstown Lakes District Council
Private Bag 50077
QUEENSTOWN

SUBMITTER: Felzar Properties Limited.

1.0 Introduction to the submitter

The submitters own land located adjoining the southern end of Lake Hayes, accessing off the State Highway (Lake Hayes – Arrow Junction Highway).

The land is legally described as: Part Sections 115 and 210R Blk III Shotover SD, comprising of 9846 square metres and held in two certificates of title.

The location of the submitters property is highlighted on the Proposed Planning Map contained in Attachment [A] along with a copy of the Operative Planning Map.

2.0 OVERALL ISSUES THAT HAVE DETERMINED THE APPROACH IN PREPARING THIS SUBMISSION IN RESPECT TO THE PROPOSED DISTRICT PLAN

2.1 The submitter endorses the Proposed District Plan to the extent that it:

The submitter endorses the Proposed District Plan (PDP) to the extent that it accurately reflects the specific provisions that relate to the Rural Residential Zone Part 22.4.2, 22.4.5– 22.5.11 of the PODP.

2.2 The submitter opposes the Proposed District Plan for the following reasons;

It does not accord with, or assist the territorial authority to carry out its functions to achieve, the purpose of the Resource Management Act 1991 (the Act);

- i. It does not promote the sustainable management of resources;
ii. It does not meet section 32 of the Act;
iii. It is not consistent with Part II of Act;
iv. It does not represent integrated management or sound resource management practice;
v. It does not meet the reasonably foreseeable needs of future generations;
vi. It does not implement the most appropriate standards, rules or methods for achieving the objectives set out in the Proposed District Plan.

3.0 SPECIFIC SUBMISSIONS

Without derogating from the generality of the above, the specific parts of the Proposed District Plan that this submission relates to are:

3.1 The submitters concerns relate to the following rule in the PODP:

Planning Map 30 shall be updated to show the submitters land and all land located along the southern end of Lake Hayes (that is not owned by the Crown Land), as Rural Residential rather than Rural General.

The land being sought to be rezoned is located outside of the ONF line.

Relief Sought

Planning Map 30 be amended to show the submitters land and the adjoining land, as being zoned Rural Residential.

The submitter wishes to be heard in support of this submission.

If others make a similar submission, the submitter would be prepare to consider presenting a joint case with them at any hearing,

Signature:  _____

Date: 22 October 2015

Address for service of person making submission:

Clark Fortune McDonald & Associates

PO Box 553

QUEENSTOWN 9348

Attn: Neil McDonald

Telephone: 4416044

E-mail: nmcdonald@cfma.co.nz

ATTACHMENT [A]

Location of Subject Property



Client	Job No.	Date	Drawn	Signed	Scale	Drawing No.
FELZAR	12224	13.10.15	ED	ED		01
			Designed	Designed		N.T.S
					Datum & Level	Rev.
						Mt. Nic 2000 & MSL

All dimensions shown are in metres unless shown otherwise.
 All dimensions are to be taken from the centre of the lot unless otherwise stated.
 The information shown on this plan is for information only and does not constitute a contract.
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PROPOSED PLANNING MAPS WITH SUBMITTERS LAND SHOWN

Clark Fortune McDonald & Associates
 Limited Liability Partnership
 309 Lower Shotover Road, P.O. Box 553 Queenstown
 Tel: (03)441-6044, Fax: (03)442-1066, Email: admin@cfma.co.nz
 Stop 2, Orugo House, 475 Maray Place, P.O. Box 5960
 Tel: (03)470-1582, Fax: (03)470-1583, Email: admin@cfma.co.nz
 ST\ORSG122001\2224\documents\planning\plan12224_1_plan showing submitters land.dwg Plotter: 22/10/2015