

Submission on the Proposed QLDC District Plan (Stage 3)

Pursuant to Clause 6 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Address: Sent via email to: services@qldc.govt.nz

Name of Submitter: Bush Creek Investments Limited ('Submitter')

About the Submitter: Bush Creek Investments Limited owns land at 11 Bush Creek Road (Lots 1 and 2 DP18134).

Trade Competition: The Submitter cannot gain an advantage in trade competition through this submission (clause 6(4) of Part 1 of Schedule 1 of the RMA).

Relief Sought: The proposed District Plan provisions which this submission relates to, and the decisions sought, are as set out in the attached analysis.

Address for Service: Bush Creek Investments Limited
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Date: 18th November 2019

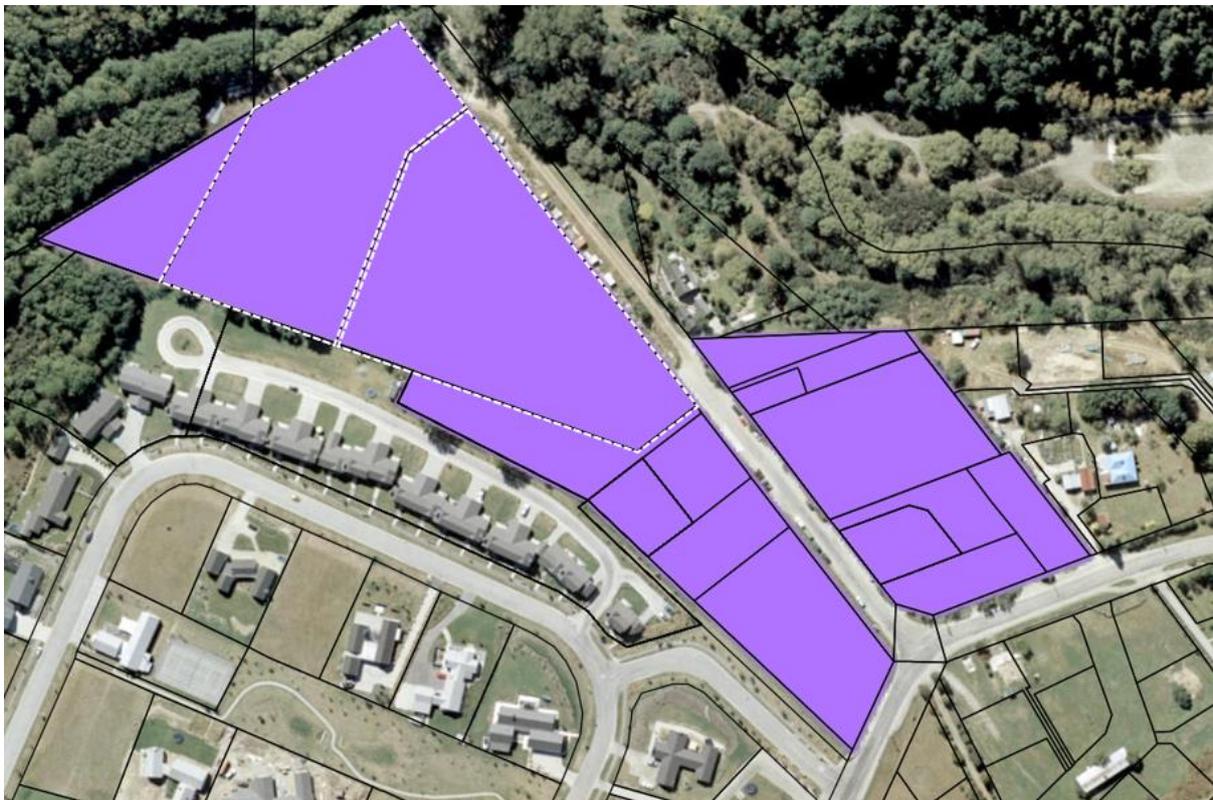


Figure 1- The Submitter's Sites are shown outlined in white – from the Proposed District Plan Map, Stage 3

Reasons for the Submission

1. The Submitter owns two adjoining parcels of land at 11 Bush Creek Road (18,213m²). Both properties are included in the proposed General Industrial Zone.

2. The submitter seeks that both properties are included in the Mixed Use Business Zone.
3. The proposed rezoning in Chapter 18A includes the Submitter's land and therefore this submission relating to the rezoning of the Submitter's land is 'on' the Plan Change.

Rezoning from proposed General Industrial Zone to Business Mixed Use Zone

4. The Submitter considers that the most appropriate zone for the area is Business Mixed Use (BMU) Zone which would reflect the range of activities currently occurring in this neighbourhood and provide for a wider range of more appropriate activities that could serve the Arrowtown community. The BMU zoning would reduce future adverse reverse sensitivity effects upon residential neighbours and improve cohesion between current and proposed uses. A BMU zoning could also provide much-needed residential capacity in a relatively discrete location.
5. If the General Industrial Zone is adopted by Council, the Submitter requests that changes are made to the provisions to provide for a wider range of activities and less restrictive building controls than is currently provided for.

Relief sought:

6. The Submitter seeks the following primary relief:
 - a. The rezoning of the Submitter's land to Business Mixed Use Zone; and
 - b. Any other additional or consequential relief to the Proposed Plan, including but not limited to:
 - the maps;
 - issues;
 - objectives;
 - policies;
 - rules;
 - matters of control or discretion,
 - assessment criteria and
 - explanations that will fully give effect to the matters raised in the submission.
7. In the alternative the Submitter seeks the following secondary relief:
 - a. The rezoning of the Submitter's land to an amended Business Mixed Use Zone or General Industrial Zone that is specific to the Bush Creek neighbourhood with the provision for more mixed use commercial and residential activities; and
 - b. Any other additional or consequential relief to the Proposed Plan, including but not limited to:
 - the maps;
 - issues;
 - objectives;
 - policies;
 - rules;
 - matters of control or discretion,
 - assessment criteria and
 - explanations that will fully give effect to the matters raised in the submission.
8. The suggested revisions do not limit the generality of the reasons for the submission and relief sought.
9. The Submitter wishes to be heard in support of its submission.
10. If others make similar submissions, the submitter will consider presenting a joint case at any hearing.