

First Name:

Last Name: *

Michael

Thomas

Organisation:

On behalf of:

Postal Address:

14 Bush Creek Road

Suburb:

City:

Arrowtown

Country:

New Zealand

PostCode:

9302

eMail: *

michaeljthomas@xtra.co.nz

Preferred method of contact

Email

Postal

Daytime Phone:

021781211

Mobile:

Would you like to speak at the hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

19A - Three Parks Commercial

20 - Settlement Zone

39 - Wahi Tupuna

18A - General Industrial Zone

100 Ballantyne Road Variations

Residential Design Guidelines

Business Mixed Use Zone Design Guidelines

Additional requirements for hearing:

Consultation Document Submissions

18A General Industrial Zone

- Support
- Oppose
- Neutral

My submission is

I am the owner of 14 Bush Creek Road. I oppose the plan for the Bush Creek Road area as you are rezoning it General Industrial which makes residential non compliant. This road has many residential homes and also a complex with workshops and residential flats above which were only built 10 years ago.

By my understanding of the rezoning this will not be possible now on our sites and 50% of the buildings will be non compliant.

I purchased my property on the belief that due to recent builds the area was a mixed use area. This will severely impact the value of my property and make the existing homes valueless as some of them need to be rebuilt rather than done up. Under your zoning it seems we can't do this.

I seek the following from the Local Authority

That the Bush Creek Road area of Arrowtown be designated more of a mixed use zone as this is what it is today and recent builds and consents support this. Also this may be the wrong forum but 1/4 of my zone is stuck in Rural due to a boundary adjustment years ago. Can this please be zoned as one parcel of land on one zoning law.

Best,

Michael

18A General Industrial Zone

- Support
- Oppose
- Neutral

My submission is

I seek the following from the Local Authority

18A General Industrial Zone

- Support
- Oppose
- Neutral

My submission is

I seek the following from the Local Authority

Attached Documents

File
No records to display.

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: M J Thomas ('Submitter')

About the Submitter: M J Thomas owns land at Bush Creek Road; Lot 1 DP20056 and Lot 1 DP24863.

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: M J Thomas
C/- John Edmonds and Associates
Email: hayley@jea.co.nz
Phone: 03 409-0009

Date: 18th November 2019

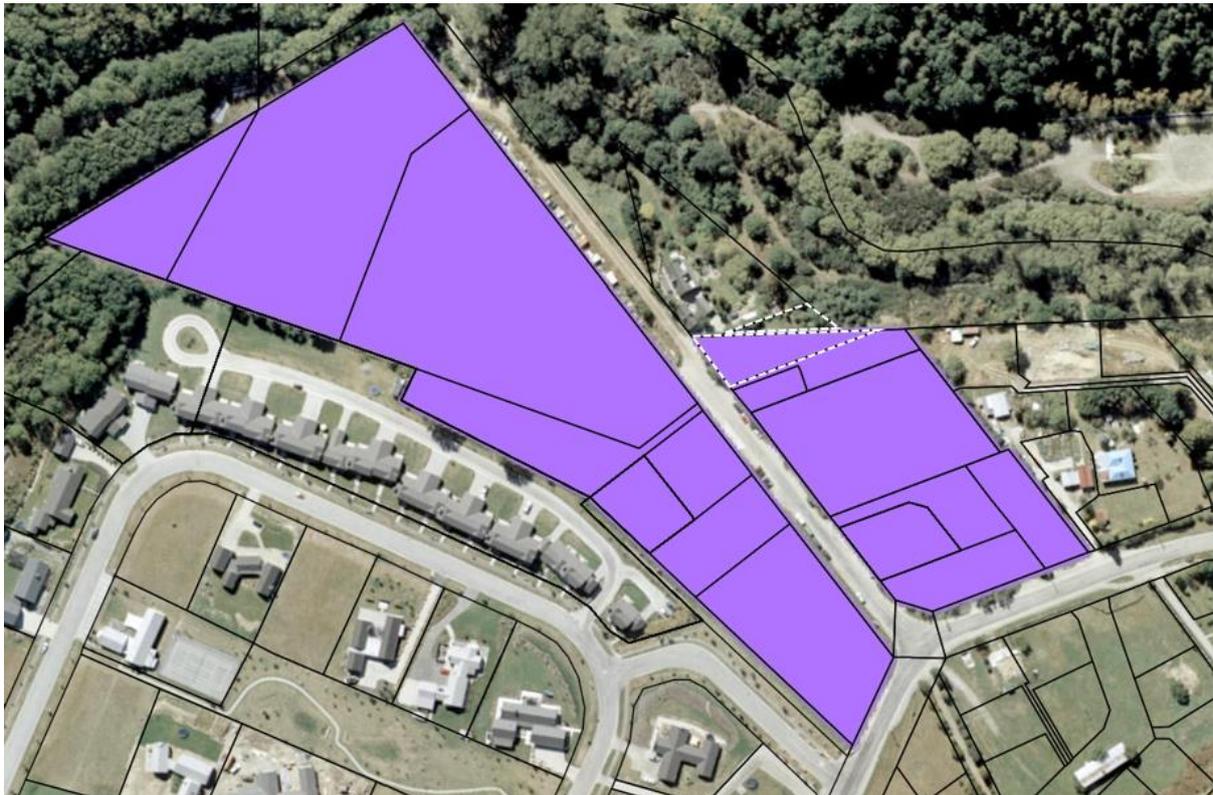


Figure 1- The Submitter's Sites are shown outlined in white – from the Proposed District Plan Map, Stage 3

Reasons for the Submission

1. The Submitter owns two adjoining parcels of land at 14 Bush Creek Road. Lot 1 DP20056 (797m²) is included in the proposed Industrial Zone, whilst Lot 1 DP24683 (309m²) is included in the Rural 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 and Rural 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.