

Request for a Private Plan Change (PPC1)

Resource Management Act – Part
2 of the First Schedule

TO THE QUEENSTOWN LAKES DISTRICT COUNCIL:

I/We (Mr/Mrs/Ms): **Terence McCashin, Beverley McCashin and Grant Stalker, together comprising the Ladies Mile Partnership.**

Request a Private Plan Change as described below:

CORRESPONDENCE DETAILS

Postal Address for correspondence: **Clark Fortune McDonald & Associates, PO Box 553, QUEENSTOWN**

Phone Number: (Work) **03 441 6044** Home)

Fax: **03 442 1066**

E-mail : cferguson@cfma.co.nz

INVOICING DETAILS

Postal Address for invoicing: **Ladies Mile, RD 1, QUEENSTOWN**

Phone Number: (Work) **(03) 442 3403** (Home)

Fax: **(03) 442 3405**

E-mail : dearstalk@paradise.net.nz

REQUEST DETAILS

Title of the Plan Change: **Shotover Country Special Zone**

Name/Address of the Owner/Occupier (*if different from the above*) of any land to which the Request relates:

- (i) **Terence McCashin and Beverley McCashin as to a two thirds share and Grant William Stalker as to a one third share, together comprising the Ladies Mile Partnership
Ladies Mile
R D 1
QUEENSTOWN**
- (ii) **Joseph William Bagrie, Lucille Miriam Bagrie and Graham Stuart Dick
37 Maxs Way
R D 1
QUEENSTOWN 9371**
- (iii) **Donald Sutherland Moffat and Brian Robert Dodds
420 Ladies Mile
R D 1
QUEENSTOWN**
- (iv) **Russell Douglas Jones as to a one quarter share; Russell Douglas Jones, Margaret Ruth Jones and Tarbert Trustees (2007) Limited as to a one half share; and Margaret Ruth Jones as to a one quarter share.
Ladies Mile
R D 1
QUEENSTOWN**

Contact Details:

Gorge Road, Queenstown
Private Bag 50072, Queenstown

Phone: 03 441 0499

Fax: 03 442 7334

E-mail: services@qldc.govt.nz

The location in respect of which this application relates (if site-specific): (Describe the location, as it is commonly known, in a manner which will allow ready identification. E.g. Street address and number, name of locality, road, RD number, rapid number, or grid reference, location map, name of any relevant stream, river or other water body to which the application may relate, proximity to any well known landmark):

The site is located on Stalker Road, to the south of State Highway 6, west of Howards Drive and east of Old School Road. The Shotover River borders the site to the west, with the Kawarau River bordering the site to the south. The site is situated below the State Highway, with a terrace escarpment forming the eastern boundary which forms a topographical buffer between the Lake Hayes Estate Low Density Residential and Rural Residential Zone located within a similar river terrace to the east.

Legal description of the property is (if site-specific): (from the rates notice - lot, DP, section, block, and/or valuation numbers and survey district):

- (i) Lot 101 Deposited Plan 325561 and Section 96 – 99 Block III Shotover Survey District, being 97.0330 hectares in area and contained with computer freehold register identifier 103223;**
- (ii) Lot 7 Deposited Plan 325561, being 4.0724 hectares in area and contained within computer freehold register identifier 103220;**
- (iii) Lot 1 Deposited Plan 300109, being 20.4030 hectares in area and contained within computer freehold register identifier 1415;**
- (iv) Lot 2 Deposited Plan 300109 and Lot 2 Deposited Plan 20797 and Section 92 Block III Shotover Survey District, being 41.9302 hectares in area and contained within computer freehold register identifier 1416**

Zone(s) and/ or Section(s) of the District Plan affected by the Plan Change (including consequential amendments):

The private plan change is for the creation of a new zone – the Shotover Country Special Zone that would become an addition to the Special Zones under Part 12 of the District Plan. The plan change introduces a comprehensive suite of issues, objectives, policies, methods of implementation and assessment matters within the new Special Zone.

Other changes to the existing District Plan, include:

- Additions to Part 15 (Subdivision, Development and Financial Contributions) to include objectives and policies relevant to the new Shotover Country Special Zone, rules relating to minimum allotment sizes and a range of new matters where the Council reserves control over controlled activities, including related assessment matters;**
- The addition of new definitions for 'Park and Ride Facility' and changes to the definition of 'Secondary Rear Access Lane';**
- The addition of 'Hicks Cottage' to the inventory of protected features under Appendix 3;**
- Relevant changes to the Planning Maps under Volume 3 identifying the area of the Shotover Country Special Zone.**

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REQUEST DETAILS (CONT'D)

Timing issues

Does it affect parts of the Plan that have been operative for less than 2 years?

Does it affect parts of the Plan that have been dealt with by the Council or Court within the last 2 years?

The type of Plan Change

The type of Plan Change sought is (tick more than one if necessary):

Site specific

The creation of an entirely new zone

Re-zoning

Amendments to an existing zone

District wide amendments

A brief description of the proposal (*See below for additional information required*):

The private plan change is for the creation of a new zone – the Shotover Country Special Zone that would become an addition to the Special Zones under Part 12 of the District Plan. The plan change introduces a comprehensive suite of issues, objectives, policies, methods of implementation and assessment matters within the new Special Zone.

The Plan Change provides for a balanced mixture of enabling development and appropriate protection mechanisms, broadly summarised as follows:

- 1 Enabling residential housing development as a permitted activity, subject to conventional bulk and location controls, except in relation to multi-unit medium density house where controlled activity status is afforded to trigger an assessment of impacts on private amenity, external appearance, parking and landscaping;**
- 2 Protecting open space areas from building development, including terrace escarpments, utility corridors and the margins of adjoining wetlands;**
- 3 Enabling education and community activities within Activity Area 3 for a 15 year period, beyond which the area could be used for medium density housing;**
- 4 Protection of Hicks Cottage through listing within the inventory of protected features;**

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- 5 **Limiting retail activities within the medium density areas to small format convenience oriented activities. In other areas non-residential activities are limited in scale to small home occupations that do not disrupt residential coherence;**
- 6 **Providing noise insulation standards across the zone to mitigate the effects of aircraft noise beyond the Outer Control Boundary; and**
- 7 **Limiting the scale of visitor accommodation to the medium density activity area and subject to an assessment of parking, access, noise and hours of operation.**

Purpose of the requested Plan Change

The purpose of the plan change request is to re-zone approximately 120 hectares of land located within the Rural General Zone to create a new Special Zone under Part 12 of the District Plan. The Shotover Country Special Zone will enable development of a range of residential living environments, education and community activities within the framework of a specifically formulated structure plan that provides for the logical and ordered development of the zone.

The Plan Change provides for:

- (i) **The establishment of 758 residential dwellings and ancillary buildings**
- (ii) **Provision for education and community activities**
- (iii) **The creation of areas for open space, ecological protection, ecological enhancement, recreation and amenity**
- (iv) **The formation of roading, pedestrian and cycleway access**
- (v) **The provision of land to accommodate a park and ride facility and public transport**
- (vi) **The protection of an early settler's cottage**
- (vii) **The establishment of utility services for the reticulation of potable water, disposal of wastewater, disposal of stormwater, supply of gas, power and telecommunications.**

Reasons for the requested Plan Change

This Plan Change is requested in order to address the resource management issues specific to the use of the land comprising the proposed Shotover Country Special Zone. These resource management issues arise from consented subdivision of the land and the capacity of that land to provide opportunities for residential development (once implemented), the finite capacity of the landscape to absorb development, the affordability of housing and the expansion of settlements within the Wakatipu Basin.

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ATTACHED ITEMS

I *attach*:

1. The Plan Change. In two forms: 1/ The change itself and 2/ in the form of amended sections of the District Plan and planning maps.
2. An evaluation under Section 32 of RMA
3. Identification of any actual or potential effects and an "Assessment of Environmental Effects" as per the Fourth Schedule, including all necessary specialist reports
4. Details of consultation undertaken to date and/ or proposed and the outcomes of this.
5. Specification as to when each of the affected parts of the District Plan were made operative.
6. An assessment of the Request in relation to the Council's relevant strategic documents.
7. All necessary supporting technical reports

For **site specific Requests, also:**

8. Detail of surrounding sites, including the zoning of land surrounding the site and the land uses on land in proximity to the site. Past uses of the site
9. Description of the proposed activity
10. Plans showing boundaries of the Zone Change (two sets of plans – with one being a scale A4 copy)
11. Detail of water and waste and to what standard the area shall be supplied with water, effluent treatment and disposal, stormwater disposal, and solid waste disposal, where any upgrade is required to the public reticulated system, the work which is required and a suggested method(s) to carry out the work.
12. Detail with respect to the road network, including the location of any new roads proposed within the site and how these link up with the existing road network of the area, any effects, which the proposed rezoning and associated vehicle movements will have on roads within the local road network, any upgrading of the road network required as a result of the rezoning and a suggested method(s) for how this upgrading may be carried out, and whether it is intended to provide cycleways or walkways.
13. An assessment in terms of public transportation.
14. The effect of the proposed activity on community services and facilities e.g. schools, reserves and recreational facilities.
15. Any measures proposed to avoid or mitigate potential natural hazards, and the effects of any such measures on other people, property or the environment.
16. The impact of any proposed activity on any site containing features identified under Appendix 3 of the District Plan and proposed measures to mitigate any effect to such features.
17. An assessment of need for the new zoning (i.e. Necessity) if it is proposing zoning for more development.

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FEES INFORMATION

A deposit fee of \$10,000 for processing this application will be charged in accordance with the fee schedule. This deposit fee must accompany your application for processing to commence. Further charges may be levied pursuant to Section 36 of the Resource Management Act 1991.

NB: This is a deposit only. Time and disbursements will be charged on an actual time charged basis and in the event that it is less than \$10,000 a refund will be owed and in the event that it is more, you will be billed monthly.

SUMMARY

Have you remembered to?

- Provide a plan or map showing the locality, location of the activity, topographical features, where applicable
- Include the application fee. *Please make all cheques payable to the Queenstown Lakes District Council.*
- Include **two** sets of plans for which an application is being made (including site and elevation plans). At least one plan to be at either A3 or A4 size.
- Provide an up to date Certificate of Title (no older than three months old) along with any copies of Covenants, Consent Notices or Encumbrances registered on the Certificate of Title.

DECLARATION

I accept that should I default I agree to pay all costs of collection, including agency fees, court costs and disbursements made in the collection of debt and reasonable solicitors fees regardless of judgement.

I hereby certify that, to the best of my knowledge and belief, the information given in this Request is complete, true and correct.

I undertake to pay all actual and reasonable costs incurred by Queenstown Lakes District Council in the processing of this Request.

Signed: _____

Dated: _____

LADIES MILE PARTNERSHIP by its authorised agent Clark Fortune McDonald & Associates.

Name: _____

(PLEASE PRINT)

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