



FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN
CHANGE OR VARIATION OR POLICY STATEMENT



Clause 6 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Athol Bruce Paton

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):



NAME OF // Proposed or existing policy statement or plan and (where applicable) change or variation

Variation to Proposed District Plan: Urban Intensification

I could / could not**

gain an advantage in trade competition through this submission.

*I am / am not**

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

(a) adversely affects the environment; and

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

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.



SPECIFIC PROVISIONS // Of the proposal that my submission relates to are:

[give details] Proposed amendments to PDP maps
Proposed amendments to Medium Density Residential and Lower Density Residential Zone provisions



MY SUBMISSION

[Include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]

I own the property at 5 Belfast Terrace, Queenstown Hill. I oppose the proposed variation to the PDP in its entirety.

In particular, I oppose the proposed rezoning of Queenstown Hill, including my property at 5 Belfast Terrace, from Lower Density Suburban Residential to Medium Density Residential. I consider this rezoning to be inappropriate, given the significant disruption to residential amenity that would result and the lack of transport infrastructure able to service intensification of people in this location.

I oppose the proposed increases to building height limits in both the Medium Density Residential Zone and Lower Density Suburban Residential Zone. The height increases could generate significant adverse effects on people and the environment, including potential shading and loss of solar access, loss of amenity and loss of enjoyment of private property. The Queenstown area is known for its views of the mountains and lake, which could be lost as a result of the increased height limits. The rezoning to Medium Density Residential would enable an additional (third) storey to be constructed within permitted height standards for the zone, which is a significant departure from the existing planning framework. Development of this type and of increased density will likely have adverse effects on me and my property.

*If your submission relates to a proposed policy statement or plan prepared or changed using the collaborative planning process, you must indicate the following:

- > whether you consider that the proposed plan or policy statement or change fails to give effect to a consensus position and therefore how it should be modified; or
- > in the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan or policy statement should be modified.

* This paragraph may be deleted if the proposal is not subject to a collaborative planning process.

**I SEEK THE FOLLOWING DECISION** // From the local authority

[give precise details]

The urban intensification variation is deleted in its entirety. The proposed rezoning of 5 Belfast Terrace is removed from amendments to the PDP maps.

*I wish / do not wish** to be heard in support of my submission.

I will / will not** consider presenting a joint case with others presenting similar submissions.

* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.

** Select one.

**SIGNATURE**

**Signature

[or person authorised to sign on behalf of submitter]

Date

8/9/23

** A signature is not required if you make your submission by electronic means.

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email** and **phone**.

Electronic address for service of submitter [email] abpdmp@gmail.com

Telephone [work] 021331144

[home]

[mobile]

Postal Address PO Box 1401 Queenstown

[or alternative method of service under section 352 of the Act]

Post code

9300

Contact person [name and designation, if applicable] Bruce Paton

**NOTE** // To person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

