

**BEFORE THE COMMISSIONERS ON BEHALF OF THE QUEENSTOWN LAKES
DISTRICT COUNCIL**

UNDER THE RESOURCE MANAGEMENT ACT 1991

AND

IN THE MATTER OF PRIVATE PLAN CHANGE 54

**MEMORANDUM ON BEHALF OF WFH PROPERTIES LIMITED
(IN RESPONSE TO MINUTE 1)**

DATED 17 MAY 2023



1. This memorandum responds to the Hearing Panel Minute dated 9 May 2023 requesting a response to the strike out application by the Peak View Ridge Lot Owners ('PVRLO') in respect to the submission by WFH Properties Limited ('WFH') (Submission 21) on Private Plan Change 54 ('PC54')
2. WFH consider that their submission is fairly within the scope of PC54, noting that it raises specific transportation matters directly arising from the additional dwellings associated with PC54, and the access integration with Sticky Forest provided for by PC54.
3. Notwithstanding WFH's position on scope, and whilst disagreeing with the grounds identified by PVRLO's strike out application, WFH have elected to not pursue their submission on PC54 on account of the following:
 - (a) The existing Northlake Structure Plan and associated provisions are considered to provide suitable direction in terms of a future road access link to Aubrey Road in the vicinity of Peak View Ridge, most notably demonstrated through:
 - (i) the identification of the Peak View Ridge intersection with Aubrey Road on the Structure Plan as a 'Secondary Entry – Indicative';
 - (ii) the recognition of vehicle access via Peak View Ridge from Activity Area B1 within Rule 12.34.3, including the requirement for those parties that gain access off Peak View Ridge to be considered potentially adversely affected and served notice;
 - (iii) the findings of the Independent Commissioners in relation to the granting of RM171015¹.
 - (b) The provision of an additional road link to Aubrey Road in the broad location of Peak View Ridge is considered a reasonable, logical and appropriate outcome given the existing and future growth anticipated to the north, and in particular the potential residential yield outcomes associated with Sticky Forest.
 - (c) The provision of an additional road link to Aubrey Road would serve to enhance the connectivity of the Northlake Special Zone with the wider Wanaka community, with significant positive effects that extend well beyond the land owned by WFH.
4. Accordingly, WFH gives notice that it withdraws their submission on PC54.

¹ RM171015, Paragraphs 71-72





DATED 17 May 2023

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