

Request for a Private Plan Change (PPC1)

Resource Management Act – Part 2 of the First Schedule

TO THE QUEENSTOWN LAKES DISTRICT COUNCIL:

SHOTOVER PROPERTY INVESTMENTS LIMITED

Requests a Private Plan Change as described below:

CORRESPONDENCE DETAILS

Postal Address for correspondence:

John Edmonds and Associates Ltd
PO Box 95
QUEENSTOWN 9348

Phone Numbers:

Work: (03) 450 0009

Fax: (03) 409 0085

E-mail: rg@jea.co.nz

INVOICING DETAILS

Postal Address for invoicing:

Shotover Property Investments Limited
C/- Newbridge Management
PO Box 36544
CHRISTCHURCH 8146
Attn: Ben Bridge

Phone Numbers:

Work: (03) 355 8850

E-mail: benb@newbridge.net.nz

REQUEST DETAILS

Title of the Plan Change:

Frankton Mixed Use Zone

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

Shotover Property Investments Limited
Level 1
26 Canon Street
TIMARU 7190

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

Contact Details:

Gorge Road, Queenstown
Private Bag 50072, Queenstown

Phone: 03 441 0499

Fax: 03 442 7334

E-mail: services@qldc.govt.nz

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 land is located on the north side of and adjoining State Highway 6 and Hansen Road, Frankton, Queenstown. The land is bounded by the Frankton Cemetery and Terrace Junction to the west and the City Impact Church to the east.

Please refer to the attached report for additional information.

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

The land is in two parcels containing 3.4022 hectares and is legally described as Lot 1 Deposited Plan 26426 and Part Section 5 Block XXI Shotover Survey District, and is held in Certificate of Title OT18B/922.

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

This Plan Change Request seeks to re-zone 2.0882 hectares of land from Low Density Residential to a new mixed use zone that would be an addition to the Special Zones under Part 12 of the District Plan. The Plan Change introduces a set of issues, objectives, policies, methods of implementation and assessment matters for the proposed zone.

Other changes to the District Plan include:

- Part 14 – Transport: addition of car parking requirements for visitor accommodation and residential units for the proposed zone within Site Standard 14.2.4.1 Table 1
- Part 15 – Subdivision: addition of a controlled activity (no minimum) requirement for the proposed zone within Zone Standard 15.2.6.3(i)(a) Lot Sizes
- Part 16 – Hazardous Substances: inclusion of the proposed zone within Table 1: Quantity Limits For Hazardous Substances Identified In Schedule 1
- Part 18 – Signs: addition of a new controlled activity (18.2.2 Controlled Activities) for signs in the proposed zone with associated assessment matters (18.3.2 Assessment Matters)

REQUEST DETAILS (CONT'D)

Timing issues

Does it affect parts of the Plan that have been operative for less than 2 years? No

Does it affect parts of the Plan that have been dealt with by the Council or Court within the last 2 years? No

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 | No |
| District wide amendments | No |

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

To re-zone 2.0882 hectares of land located at the intersection of State Highway 6 and Hansen Road, Frankton, currently zoned Low Density Residential, to create a new special zone (Part 12 of the District Plan) to be referred to as “Frankton Mixed Use Zone” with specific issues, objectives, policies, methods of implementation and assessment matters.

The proposed zone enables a range of activities that could include commercial, showroom, office, specialist retail and higher density residential and visitor accommodation activities. Central to the proposed zone is an Outline Development Plan method with associated rules and assessment matters to guide density, building height and coverage, provision of car parking, setbacks and landscaping.

Please refer to attached report for additional information.

Purpose of the requested Plan Change

The purpose of this Plan Change Request is to re-zone approximately 2.0882 hectares of land that is currently zoned proposed Low Density Residential to create a new Special Zone under Part 12 of the District Plan. The Frankton Mixed Use Zone will enable commercial, showroom, office, specialist retail, higher density residential and visitor accommodation activities.

Reasons for the requested Plan Change

The current Low Density Residential zoning is not considered appropriate for the land. The close proximity of State Highway 6, shadiness from the hills behind, and surrounding non-residential activities, mean that the land provides a poor living environment for low density housing. This Plan Change is requested to enable a more sustainable, efficient and effective use of the land. The proposed zone will provide for a higher quality, medium density, built environment that better suits the land and fits in with the evolving character of the Frankton Flats.

ATTACHED ITEMS

I attach:

1. The Plan Change.
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

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- 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.

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: _____

Name: John Edmonds & Associates Ltd as agent for and on behalf of
SHOTOVER PROPERTY INVESTMENTS LIMITED

(PLEASE PRINT)

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