

1. The Morven Residents Society Incorporated (MRSI) has 15 members who each own rural residential (RR) section at Lake Hayes in land zoned in the last District Plan.
2. This zoning was created during the last District Plan process to recognise a demand for Rural Residential Land in the QLDC.
3. The Rural Residential Zones were predominately put on North Facing unproductive farmland close to council sewage and water schemes. In fact the Rural Residential developments around Lake Hayes was one of the critical components is helping to pay for the sewage scheme from Arrowtown to go ahead. It also made the sewage scheme along the Lake Hayes road viable for all to remove septic tanks as it was very obvious poorly working septic tanks were having a negative influence on the water quality of Lake Hayes.
4. This zoning throughout the QLDC has been a success providing a housing resource , it is nearing its capacity especially in the Wakatipu Basin. For close to two years the only RR land available for sale has been of re sales rather than green field development. This has shown a greater interest in larger lifestyle blocks than normal.
5. When I informed the Residents of our association that through the PDP they intended to remove the Rural Residential Zoning and replace with an Amenity Zoning there was a series of reactions from complete disbelief to just simply Why? In fact I have been unable to find any reasoning behind this so the Why question has never been answered.
6. From what I understand you as commissioners did not know which way to proceed after the first stage one hearings and asked QLDC to obtain more information on the Wakatipu Basin which has resulted in the Wakatipu Basin Land Use Planning Study and consequently the variation to Stage 2. However there is one very large flaw in this report it does not take into consideration of any of the social history of the area for the past 30 -50 years. It is a very narrow perspective and as such does not portray the expectations of residents or take into account the established housing settlement patterns of the area.
7. The RR areas are an excellent use of land, as they are planned correctly rather than what will happen in current Rural Lifestyle areas with small single owner ad hoc infill in the proposed Precinct Area. The ability to create an overall plan for roading, sewage, domestic water and stormwater systems is very limited, unless QLDC steps in and creates an over arching plan for these areas and provides the infrastructure.
8. The word Precinct should be deleted and removed. In relation to RR living Precinct does not convey the correct meaning.
9. The current Rural Residential Zones are made up of a very specific market. These people are savvy and have succeeded in their chosen career, they comprise of families with school age children to those close or at retiring age, they wish to have some privacy with as little land as possible in the country. They can afford to have the area around them landscaped and expect all amenities to be kept at a high standard. These people have an expectation that what they buy will remain that way for the foreseeable future, this includes the rules around building and infrastructure.
10. The MRSI request that the RR areas in the Wakatipu Variation Study be omitted from this variation and remain as RR areas as in the Outgoing District Plan.