

SUBMISSION TO HEARING STREAM 12 - MAPPING

SUMMARY

My suggestion is that the existing zone boundary, in the Operative District Plan between LDR and RL, and in the Proposed District Plan between LDR and LLR, be realigned to follow an approximate contour line across my property, and new boundaries at adjoining properties.

SUBMISSION

Included in my original submission, dated December 2015, was a plan titled 'Proposed realignment of zone boundary' (attached here for ease of reference). Property boundaries at that time were as shown on the plan, and I was owner of both 94 and 100 Studholme Road. My suggestion was to realign the zone boundary along cadastral boundaries where available (at 102 and 100 Studholme Road and at 81 West Meadows Drive) and otherwise to follow an approximate contour across 94 Studholme Road; this suggested realignment was shown by a red line. I had talked to the owners of 102 Studholme Road, Jeni and Brian Hood, about my suggestion, and they agreed that it would be sensible for their property. In the last 16 months, 100 Studholme Road has changed hands, and a boundary adjustment has taken place. A new plan, titled '94 Studholme Road-Zoning' (attached), shows the current property boundaries. Current owners and addresses are noted on the plan.

My suggestion for realignment of the LDR/LLR zone boundary is shown by a solid red line through my property, and a dashed red line along the boundary of 100 and 102 Studholme Road. Attached are emails from the owners of these two properties authorising me to speak on their behalf on this matter.

IN CONCLUSION

The present zone boundary follows neither a cadastral boundary nor an obvious landscape feature, and has proved problematical for the West Meadows/Ruby Ridge subdivision as well as the subdivision of 100 and 102 Studholme Road. There is an opportunity to align the zone boundary more sensibly in terms of landscape features and property boundaries.

NIC BLENNERHASSETT

94 Studholme Road South
P O Box 215, Wanaka 9343
nickblen@kinect.co.nz

17 MAY 2017

03 443 6128
021 709 419

ATTACHMENTS

PLAN TITLED 'PROPOSED REALIGNMENT OF ZONE BOUNDARY'

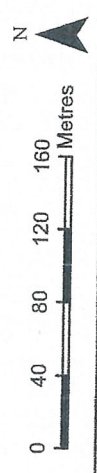
PLAN TITLED '94 STUDHOLME ROAD-ZONING'



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Proposed realignment of zone boundary

22 October 2015





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Queenstown Lakes District Council

94 Studholme Road-Zoning

24 April 2017

Webmaps your view of your information

0 40 80 120 160 Metres

N

Nick Blennerhassett


From: Jeni Hood [jkhood@xtra.co.nz]
Sent: Friday, 19 May 2017 8:55 a.m.
To: nickblen@kinect.co.nz
Subject: realignment of zone boundary

Hi Nic,

I have attached the signed plans to this email. Brian and I are fine with you speaking on our behalf regarding the proposed realignment of zone boundary for 102 Studholme Rd.

I was in Wanaka on Wednesday and we are back down again next Friday so we may catch up to see how you get on at the hearing. Good Luck !

Regards

 Jeni Hood

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PLAN TITLED '94 STUDHOLME ROAD-ZONING'





The data on this map was derived from the 2015 cadastral data and is not intended to be used for any other purpose. The data is provided as a guide only and is not intended to be used for any other purpose. The data is provided as a guide only and is not intended to be used for any other purpose. The data is provided as a guide only and is not intended to be used for any other purpose.

Proposed realignment of zone boundary

27 October 2015

Webmaps | Planning and Environment

Handwritten initials/signature



The WMA is an approximate representation and should not be used to determine the boundaries of lots, blocks, or parcels of land. The WMA is not a legal document and should not be used as a basis for any legal action. The WMA is provided for informational purposes only. The WMA is not a guarantee of accuracy or completeness. The WMA is provided as a service to the public and is not intended to be used for any other purpose. All rights reserved. © 2017 City of Council. California Information derived from Layer.

Webmaps | 24 April 2017

94 Studholme Road-zoning

0 40 80 120 160 Metres

N

Handwritten signature

Nick Blennerhassett

From: Richard Anderson [richard@aspiringvillage.co.nz]
Sent: Thursday, 18 May 2017 9:07 a.m.
To: 'Nick Blennerhassett'
Subject: RE: Mapping hearing on Monday

Hello Nick

Yes I support and appreciate you submitting the below to council.

I have attached my submission F.Y.I.

I cannot scam from home so I'll need to go to the office to sign/scan and e-mail the docs to you.

Regards
Richard

From: Nick Blennerhassett [mailto:nickblen@kinect.co.nz]
Sent: Wednesday, 17 May 2017 11:03 p.m.
To: richard@aspiringvillage.co.nz
Subject: Mapping hearing on Monday

Hi Elizabeth and Ronald, and Richard - Richard, would you forward this to your parents - thanks.

Sorry about the very late notice for this.

I've just done some notes to present at the Mapping hearing for the Proposed District Plan, and the hearing is on Monday. I'm suggesting that the zone boundary gets realigned to follow your road boundary at 100 Studholme Road, which means you'll be able to build over the whole property (excluding setbacks as usual, and still with the matagouri corner as per the Consent Notice) without having to get a Resource Consent. Have look at the second plan in my notes - red line dashed at your road boundary. Solid line where I'm asking for a realignment over my property. Unfortunately it hasn't scanned well, and the zone boundary isn't that clear.

Are you happy for me to ask for this change over your property? If so, I'll leave my submission as is, and if not, I'll change the written and plan parts to remove mention of you and 100 Studholme Road.

If you're OK with it, would you initial the plan and scan back to me with an email saying you're happy for me to speak on your behalf at the hearing? Give me a call if you want to talk it over first. My voice is pretty rough due to a bad cold, otherwise I would have phoned.

You might think it's worth getting a lawyer to look it over - your choice.

All the best Nic

03 443 6128

18/05/2017

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Proposed realignment of zone boundary

22 October 2015





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94 Studholme Road-Zoning

24 April 2017

