



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} James Ross Turner

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

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] 8.5.1, 8.5.4, and 13.5.10



MY SUBMISSION

[Include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]
Existing development has taken place based on rules which take effects on views into account. It would be grossly unfair and against the principles of natural justice to remove effects on views on adjacent properties as a discretion. The provisions of the Variation are not in accordance with sound resource management planning principles as the Variation would allow for development which is contrary to the amenity and character of the existing Wanaka residential areas.
The Variation would result in development that is totally contrary to the District Plan provisions relating to development in Wanakahere has been insufficient community consultation regarding the proposed Variation and the outcomes proposed for Wanaka.
The development established by the Variation will have significant adverse impacts on the character of Wanaka, which is characterised by low rise building, open spaces and sunny aspects.
The development enabled by the Variation will have adverse effects in terms of potential for domination of build form, shading, loss of access to sunshine and loss of views.
There is no guarantee that the provisions of the Variation will result in the types of development hoped for (i.e. low-cost housing) due to the high existing land prices in the area.
Wanaka has sufficient land capacity for growth without the need for this Variation.
Three Parks offers ample opportunity for intensive development, has all the required amenities and infrastructure necessary to meet the objectives of this Variation roads leading to Wanaka Town Centre do not have capacity to support intensification, and Wanaka has no public transport.

*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]

That these variations be rejected and the current provisions retained.

* 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 4 October 2023

** 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]ross@rhodes.co.nz

Telephone [work]

[home]

[mobile]021994997

Postal Address 22 Morrows Mead, Wanaka

[or alternative method of service
under section 352 of the Act]Post code
9305

Contact person [name and designation, if applicable]

**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.



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