

HELMSDALE CHAMBERS
110 DON STREET
INVERCARGILL 9810, NZ

D 17/8/18 3.43pm
French (2417)

FRENCH BURT PARTNERS

Lawyers

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12 July 2018

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BY EMAIL

URGENT

District Plan Hearing Administrator
Queenstown-Lakes District Council
By Email: hope.marson@qldc.govt.nz

ATTENTION: Hope Marson

**PROPOSED QUEENSTOWN-LAKES DISTRICT PLAN – 229 ARROWTOWN-LAKE
HAYES ROAD
HEARING SLOT-SUBMITTER NO. 2417.1 FRENCH/FRENCH/BURT**

The writer is appearing on behalf of the other two co-owners at 12.10 pm on Wednesday 18 July 2018.

We have noted the expert evidence given by Ms Gilbert on behalf of the Council. At page 96 Ms Gilbert deals specifically with our submission. She states:

40. JG FRENCH & ME BURT (2417) 40.1 The JG French & ME Burt submission seeks the rezoning of their land at 229 Arrowtown Lake Hayes Road from Rural Amenity to Precinct. An ONF was notified on this land, in Stage 1 and the area was also identified as Rural Residential in Stage 1. Figure 42: French & Burt submission area shown in orange. (Refer Annexure 5 for mapping legend.) 40.2 The property was notified as being within the Lake Hayes ONF and for this reason, fell outside of the 'study area' for the WB Study. I expect the notification of this property as Amenity Zone in Stage 2 is a mapping error. 40.3 To be consistent with the treatment of land that coincides with ONLs or ONFs within the balance of the Basin, the submitter's land should in my view be zoned Rural. However, I understand there is no scope for LOCATION-SPECIFIC REZONING REQUESTS • LCU 12 LAKE HAYES RURAL RESIDENTIAL (High) 30675850_1.docx 97 this change, as I understand the Stage 2 notified Rural Amenity Zone, 'replaces' the Stage 1 Rural zoning. 40.4 Further, in my opinion it is highly likely that the application of the ONF over this land is also a mapping error as it is my understanding that the extent of the Lake Hayes ONF on the lake margins was intended to coincide with Reserve areas only (and not private land). Were the Panel minded to alter the extent of the ONF in this location such that it was removed from the submitter's land, I would not oppose the identification of the Precinct to this area as it forms a logical part of the established Lake Hayes rural residential enclave.

In order to clarify the situation, we are writing to enquire as to the Council's stance in relation to our submission.


The writer expects in relation to this matter, the Council absolutely endorses its expert's report and will advise the panel that it therefore supports the inclusion of the 229 Arrowtown-Lake Hayes Road property in the lifestyle precinct. Would you please advise the Council's position with respect to this point. Obviously, this confirmation would result in matters being greatly simplified for the hearing next week.

We look forward to hearing from you as a matter of urgency.

Would you also please advise the venue and the time duration of our "slot."

Thanking you.

Yours faithfully
FRENCH BURT PARTNERS



J G FRENCH

E-mail: john@frenchburt.co.nz

13/8/2017
French
(2417)

Justine Scobie - French Burt

From: Hope Marson <Hope.marson@qldc.govt.nz>
Sent: Friday, 13 July 2018 2:26 p.m.
To: Justine Scobie - French Burt
Subject: RE: URGENT - Proposed Queenstown-Lakes District Plan - 229 Arrowtown-Lake Hayes Road

Hi Justine

I have been advised of the following by our lawyer Sarah Scott in response to the letter.


The Council's recommendations on the French and Burt submission are set out in Mr Langman's section 42A report in Section 39. He recommends accepting submission #2417 to rezone 229 Lake Hayes Road from Amenity Zone to Precinct. His evidence in Section 39 refers to the Stage 1 submission of Universal Developments as providing scope to move the ONF of the site. I confirmed to the Panel that I agreed with this view on scope earlier in the week.

On re-reading Section 39 of the s42A report, I see there's a typo in paragraph 39.4, the final words should be "did not submit in Stage 1".

I'm sure Mr French will be aware that these are Council's recommendations. It is then the Panel's role to issue its findings.

Kind Regards

Hope

<p>Hope Marson District Plan Hearings Administrator Planning and Development Queenstown Lakes District Council DD: +64 3 441 1783 hope.marson@qldc.govt.nz</p>	
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From: Justine Scobie - French Burt [<mailto:Justine@frenchburt.co.nz>]
Sent: Thursday, 12 July 2018 3:43 PM
To: Hope Marson <Hope.marson@qldc.govt.nz>
Subject: URGENT - Proposed Queenstown-Lakes District Plan - 229 Arrowtown-Lake Hayes Road
Importance: High

Hello Hope, a letter from John French is attached. Thank you.

Kind regards
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