

8<sup>th</sup> June 2015

Queenstown Lakes District Council  
Private Bag 50072  
QUEENSTOWN 9348

**Attention: Craig Barr**

Dear Craig;

## **QUEENSTOWN LAKES DISTRICT COUNCIL – DESIGNATIONS**

### **Introduction**

Southern Planning Group act for the Queenstown Lakes District Council (“QLDC”) in its capacity as the requiring authority for a large number of Designations contained within Volume IB, Section AI of the Operative Queenstown Lakes District Plan.

Southern Planning Group previously provided QLDC with documentation confirming the roll over, uplift or modification of existing Designations or the intention to lodge a Notice of Requirement for new Designations on 30<sup>th</sup> November 2014.

Accordingly, the purpose of this correspondence is to formally submit the information necessary to provide a complete understanding of the proposed changes to the QLDC Designations in the Operative District Plan for the purpose of accompanying the proposed notification of the Designations chapter in August 2015 as part of the Council’s District Plan Review.

### **Information and Assessment**

QLDC proposes to make amendments to the Designations in Volume IB, Section AI of the Operative Queenstown Lakes District Plan that include the roll over, uplift and modification of existing Designations and the lodgment of Notice of Requirements for multiple new Designations.

Collectively there are a vast number of changes that are required to the Designations chapter of the Operative District Plan. Due to the volume of changes to QLDC’s Designations the proposed changes are summarised in a colour coded table which is attached to this correspondence as **Appendix [A]**.

The colour coding of the table is identified below:

- Blue = Proposed New Designations
- Red = Existing Designations to Keep with Modifications
- Green = Existing Designations to Keep No Modifications
- Black = Existing Designations to be Deleted

### Proposed New Designations

The above mentioned table identifies QLDC's proposed new Designations. The majority of these new Designations are required to identify and protect QLDC's engineering infrastructure.

Specifically, it appears that over the years a number of new facilities have been constructed (sewage pump stations and water pump stations etc.) in conjunction with new subdivisions without being formally identified and protected by Designations in the District Plan. Therefore it is proposed to identify, map and designate these facilities to ensure their protection and operation into the future.

Likewise, a number of Reserves have been created via similar developments and have not been formally identified within the Operative District Plan. Accordingly, it is proposed to identify, map and designate these landholdings to ensure their protection and operation into the future.

The proposed new Designations are highlighted blue in the table in **Appendix [A]** and contain the legal description of the affected land, the proposed purpose, the landowner details and any comment regarding proposed conditions.

The proposed Designations are also identified in the draft Designations Chapter contained in **Appendix [B]** and the draft Planning Maps which can be viewed at <http://arcg.is/1blPo1W>.

Finally, individual Form 18's have been compiled for each of the proposed new Designations and are attached within **Appendix [C]**.

Overall, while these are new Designations they are generally formalising existing infrastructure and landholdings that are currently used for their stated purpose.

### Existing Designations with Modifications

The vast majority of proposed changes to QLDC's existing Designations are 'minor' modifications due to outdated legal descriptions, minor mapping errors of the location of many existing Designations currently shown on the District Plan maps and the addition of previously omitted but adjacent land parcels into the existing Designations.

In addition, a large number of QLDC's existing (and proposed) Designations (particularly the engineering conditions) have separate conditions for their operation in Part (C) on pages A1-21 to A1-58 of the District Plan. A large number of these conditions repeat the same noise limits and/or utilise noise conditions referencing the now outdated L10 metric.

Specifically, Plan Change 27A which was notified on 19 August 2009 was intended to clarify, replace or update references to acoustic standards incorporated by reference in the Plan and revise provisions relating to noise to ensure they are consistent, clear, and reflect industry best practice.

At the time Plan Change 27A was publicly notified, the main acoustic standards referenced throughout the Plan were the 1991 versions of NZS 6801 and NZS 6802 relating to the procedures for the measurement and assessment of environmental noise respectively.

Although the 1991 standards were relevant at the time the District Plan was notified, there had been significant work in the field of acoustics and both NZS 6801 and NZS 6802 were updated in 1999 and again in 2008.

The 1991 versions of the standards included a number of ambiguities and were considered inefficient in the consideration and assessment of individual resource consent applications. In order to update these to the most current versions of these standards, Plan Change 27A was notified.

Following an appeal to the Environment Court the Plan Change was ultimately settled by way of a Consent Order and the District Plan was subsequently updated with reference to the 2008 versions of the above acoustic standards and the new metrics referenced therein.

Unfortunately, Plan Change 27A omitted to update the acoustic references contained within the Designations Chapter of the District Plan and the District Plan Review is now considered to be the opportune time to resolve this omission and update the noise provisions contained in this chapter.

Accordingly, it is proposed to update the noise conditions for QLDC's Designations to the relevant  $L_{Aeq} (15min)$  metric and where possible, have the Designation reference a single noise condition as opposed to repeating the same noise condition throughout this Chapter.

The table contained in **Appendix [A]** identifies the legal descriptions of all QLDC's existing Designations and proposed changes that are required to ensure that these are correct and up to date.

Similarly, the table identifies the planning maps that require amendments to correctly depict the location of QLDC's existing Designations.

The modified Designations are identified in the draft Designations Chapter contained in **Appendix [B]** and the draft Planning Maps which can be viewed through the above mentioned link.

As the Table in **Appendix [A]** describes the changes to the existing Designations and these are relatively minor for the reasons outlined above, a single Form 18 Notice of Requirement has been prepared to cover the amendments and deletions to the existing Designations and is contained within **Appendix [E]**.

In addition to the minor changes required to the QLDC's existing Designations as described above there are a couple of existing Designations that require substantial changes. These include:

- Designation 29 – Queenstown Events Centre;
- Designations 64 and 65 – Wanaka Airport;

The modifications to these Designations are substantial and in depth assessments in the prescribed Form 18's have been prepared to identify the proposed changes. These assessments are contained within **Appendix [D]**.

## **Summary**

We trust that the information detailed above and **attached** to this correspondence provides the Council with a clear picture of all the proposed amendments/deletions and additions required by QLDC in its capacity as a requiring authority for the Designations Chapter to be notified with Stage I of the District Plan Review in August 2015.

Please contact me should you have any questions in relation to this letter and the supporting information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Sean Dent', written in a cursive style.

Sean Dent  
RESOURCE MANAGEMENT PLANNER

**SOUTHERN PLANNING GROUP**

I4066 – QLDC DESIGNATIONS

Attachments

- A. Table of QLDC Designations;
- B. Draft Designations Chapter;
- C. Form 18 – Notices of Requirement for New Designations;
- D. Form 18 – Notices of Requirement for Existing Designations 29, 64 and 65
- E. Form 18 - Notice of Requirement for Existing Designations