

APPENDIX 2

SUMMARY OF SUBMISSIONS AND FURTHER SUBMISSIONS – PLAN CHANGE 44

Name Clowes, Hannah and Joshua

<i>Position</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
Partly Support		To modify the proposal in line with Ben Espie's recommendation (at paragraph 49; pg 24 of his report) that Area 7 (which generally aligns with Area J in the Structure Plan) be restricted to a lower density of development akin to that proposed in Area 8 (which generally aligns with Area K in the Structure Plan)	44/1/1

Name Delta Investments Ltd

<i>Position</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
Partly Support		To decline PC 44 unless it utilises design controls on infrastructure, landscaping, and building similar to those within Jacks Point	44/2/1
Partly Support		To decline PC 44 unless: a) The existing open space areas between the Jacks Point Village and the old Henley Downs Village is retained; b) Open space is treated as a priority in the Henley Downs Zone, including maintaining open space between the residential developments; c) The no build area on the Henley Downs boundary adjacent to the Jacks Point boundary should be retained; d) The fact that the area between the old Henley Downs village and the Jacks Point village is a stormwater retention area is taken into account.	44/2/2
Partly Support		To decline PC 44 unless the height of buildings in Area E is restricted to 8 m in accordance with the current provisions on this area.	44/2/3
Partly Support		To decline PC 44 unless the hill slope spaces in proposed Areas F, I, J, and K are protected as open spaces and that development is prevented across those areas in the same locations as on the existing Structure Plan.	44/2/4
Partly Support		To decline PC 44 unless appropriate provision is made ensuring that the cost of extending and maintaining any infrastructure and utilities to service the Henley Downs Zone is borne by the developers and residents in that zone and not the residents of Jacks Point.	44/2/5

Further Submissions - Jacks Point Management Limited

Partly Support

44/2/5

The developers of land within the balance Jacks Point Zone have already paid for infrastructure installed for the benefit of the balance Jacks Point Zone. When the new Henley Downs Zone is developed the cost of extending and/ or installing additional infrastructure for the benefit of Henley Downs Zone should be met by the developers of land within the Henley Downs Zone. Costs of on-going management and maintenance of infrastructure should be levied against residents within the Henley Downs Zone on the same basis, and using the same mechanisms, as equivalent costs are levied on and paid by residents within the balance Jacks Point Zone. The submitter seeks that those aspects of the submission which are supported above be allowed for the reasons detailed above.

Name Fong Tablelands Limited

Position	Plan Provision	Decision Requested	SubNo.
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Oppose		The Plan Change be declined in its entirety	44/3/1
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Further Submissions - Scope Resources Ltd

Support

44/3/1

1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) is a poorly considered and constructed sub-zone which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.

2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.

3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.

4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.

Name Henley Downs Farm Holdings Limited

Position	Plan Provision	Decision Requested	SubNo.
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Partly Support		That the objective, policies, and rules relevant to the ACRAA are amended to enable education, rural-based tourism, community, visitor accommodation and service activities (all including buildings) in areas where such activities and buildings can reasonably be located without significantly adversely affecting the landscape and environmental values of the ACRAA, while ensuring that the majority of the ACRAA retains its current open space values	44/4/1
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Further Submissions - Delta Investments Ltd

Oppose

44/4/1

The submission seeks to enable a wide range of activities and buildings within the Agriculture Conservation and Recreation Activity Area through amending the objectives and policies. However the location, type, and extent of activities/ buildings that would be allowed is unclear from the submission and enabling such activities has the potential to have adverse amenity effects on Jacks Point Zone residents.

Remarkables Park Limited and Shotover Park Limited

Partly Support

44/4/1

That part supported is the provision for service activities;and

That part opposed is the amendment to enable education, rural based tourism, community, and visitor accommodation activities.

Scope Resources Ltd

Oppose

44/4/1

1. The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.

2. The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.

3. Consistency must be retained between the operative 'open space' zone of the wider Jacks Point.

4. This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.

Partly Support		That the provisions of the ACRAA are amended to clarify that buildings supportive of agricultural include a residential dwelling to provide accommodation for the farm owner	44/4/2
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Name Henley Downs Farm Limited

Position	Plan Provision	Decision Requested	SubNo.
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Partly Support		That PC 44 be confirmed subject to refinement of the proposed Structure Plan to better achieve efficient use and development of the land resource for the range of activities anticipated by PC 44.	44/5/1
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Name Henley Downs Land Holdings Limited

Position	Plan Provision	Decision Requested	SubNo.
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Partly Support		That PC 44 be confirmed subject to refinement of the proposed Structure Plan to better achieve efficient use and development of the land resource for the range of activities anticipated by PC 44.	44/6/1
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Name Hensman, Grant

Position	Plan Provision	Decision Requested	SubNo.
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Oppose		That all of the Plan Change be disallowed	44/7/1
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Name Jacks Point Residents and Owners
Association Incorporated

Position	Plan Provision	Decision Requested	SubNo.
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Partly Support		Seeks relief that recognises and provides for further amendments to the proposed plan provisions and, if necessary, the provisions applicable to the balance Jacks Point zone in order to achieve a 'whole zone' integration and consistency between the proposed Henley Downs Zone and the balance Jacks Point Zone, having regard to the Coneburn Resource Study (or any refinement thereof) and/ or the objectives and policies of proposed Plan Change 44.	44/8/1
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Further Submissions - Remarkables Park Limited and Shotover Park Limited Support 44/8/1

Paragraph 7 of the submission supports Henley Downs being zoned for residential as this results in one commercial precinct to serve the total community

Name Knox and Horwood, Peter and Julie

Position	Plan Provision	Decision Requested	SubNo.
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Oppose		That the Plan Change be declined for the following reasons: 1) The density will change the existing character and feeling of a small township with a high standard of building design and large areas of landscaping; 2) There is no need for the additional housing; now or in the foreseeable future 3) The adverse effects of lighting 4) The effects on sewage and water systems resulting from the additional houses and the uncertainty as to who is responsible for any system upgrades; 5) The risk of undesirable businesses and industrial activities locating within the zone; 6) Traffic concerns relating to congestion and pollution	44/9/1
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Further Submissions - The Southern District Health Board Support 44/9/1

We support the submission a) in recognising that the Plan Change provides limited information on the effects on sewage and water systems resulting from the additional houses and the uncertainty as to who is responsible for any system upgrades and b) as traffic concerns relating to congestion and pollution have not been addressed in the Plan Change

Name Lakeside Estates Home Owners
Assoc. Inc.

Position	Plan Provision	Decision Requested	SubNo.
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Partly Support		Relief that recognises and provides for any increased residential or commercial density and the consequent additional traffic generated, to follow on from appropriate resolution of present and worsening traffic congestion generated by restrictions at the Kawarau Falls Bridge and at any other key "bottlenecks".	44/10/1
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<i>Position</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
Partly Support		That PC 44 be accepted in its entirety subject to the following: That existing authorised crossing places CPs 60, 62, and 63 shall be permanently and physically closed	44/11/1
Partly Support		That PC 44 be accepted in its entirety subject to the following: There shall be no future direct State Highway access other than at the Woolshed Road/ SH 6 intersection and Maori Jack Road	44/11/2
Partly Support		That PC 44 be accepted in its entirety subject to the following: That the Woolshed Rd/ SH 6 intersection is upgraded to an acceptable standard to the NZTA prior to any vehicles using Woolshed Rd to access the proposed Henley Downs Zone.	44/11/3
Partly Support		That PC 44 be accepted in its entirety subject to the following: That the proposed PC44 include provisions that address the need for ongoing improvements to the Woolshed Rd/ SH 6 intersection as development progresses, by way of establishing the need for appropriate financial contributions to construct the agreed necessary improvements or establishes thresholds at which time the proponent/ developer is required to carry out the agreed necessary improvements.	44/11/4
Partly Support		That PC 44 be accepted in its entirety subject to inserting a rule that requires the following (or similar): All residential dwellings located within 80 m of the seal edge of SH6 shall meet the following requirement - New residential buildings located within 10 m of the seal edge of the SH shall be designed and constructed to meet the noise performance standards for noise from traffic on SH6 that will not exceed 35 dBA Leq (24 hr) in bedrooms and 40 dBA Leq(24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and NZ standard AS/ NZ2107:2000 Acoustics - Recommended design sound levels and reverberation times for building interiors. This shall take account of any increases in noise from projected traffic growth during a period of not less than 10 years from the commencement of construction of the development.	44/11/5

<i>Position</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
Oppose		That the Plan Change be declined unless the Queenstown Lakes District Council is satisfied that the risks from liquefaction and alluvial fan/ flooding are sufficiently understood and addressed as appropriate by avoidance or mitigation, and that any area rezoned is fit for the proposed use.	44/12/1
Oppose		That the Plan Change be declined unless stormwater management plans are required to ensure the following is done: Incorporate stormwater and sediment management options that minimise the impact of stormwater generation and containment loadings through low impact design or sustainable urban drainage techniques and ensure that: a) the rate of stormwater discharge remains equal to, or less than that of pre-development up to the 1 in 100 year average recurrence interval event; and b) the quality of water in any discharge remains equal to or better than that of pre-development; and c) stormwater management systems are designed to cater for the 1 in 100 year average recurrence interval event.	44/12/2
Oppose		That the Plan Change be declined unless assessment matters are included in the District Plan, so that any stormwater management plan is assessed with respect to the following: The extent to which: a) natural flow paths have been used in the design of stormwater management systems; b) techniques have been adopted to ensure that: (i) the rate of stormwater discharge remains equal to, or less than that of pre-development up to the 1 in 100 year average recurrence interval event; and (ii) the quality of water in any discharge remains equal to or better than that of pre-development; and (iii) stormwater management systems are designed to cater for the 1 in 100 year average recurrence interval event.	44/12/3
Oppose		That the Plan Change be declined unless transport matters, including access, connectivity between developments and the SH, walking and cycling networks, and public transport are given due consideration during structure planning and development of the Outline Development Plan.	44/12/4
		Further Submissions - The Southern District Health Board	Support
		We support the view that the Plan Change needs to address transport matters, including access, connectivity between the developments and the State Highway, walking and cycling networks, and public transport (and that these) are given due consideration during the structure planning and development of the Outline Development Plan.	44/12/4
Oppose		Any consequential amendments considered necessary should be made to give effect to this submission.	44/12/5

Name Pritchard, John and Susan

Position	Plan Provision	Decision Requested	SubNo.
Other		To adhere to the spirit (i.e. standards and ethos) of the original larger Jacks Point guidelines and to reflect those standards/ guidelines in the Henley Downs Zone, particularly in regard to building materials, land coverage, and respect for the environment.	44/13/1

Name Pure 1 Limited

Position	Plan Provision	Decision Requested	SubNo.
Oppose		That all of the Plan Change be disallowed	44/14/1
	Further Submissions - Remarkables Park Limited and Shotover Park Limited	Partly Support	44/14/1
	At paragraph (f) of the submission Pure 1 raise concerns regarding the status of activities that sit outside the residential areas and submits that to provide certainty any form of activity within this area (ACRAA) including (but not limited to) commercial, infrastructure, servicing or residential should have a non-complying or prohibited activity status. Any form of development within this area should be restricted to the nature of the intended use; being agricultural, conservation and recreational purposes.		

Name Queenstown and District Historical Society Inc.

Position	Plan Provision	Decision Requested	SubNo.
Other		The name of the zone should be amended to 'Hanley Downs' to reflect the correct spelling of 19th century farmer, Jack Hanley.	44/15/1

<i>Position</i>	<i>Plan Provision Decision Requested</i>	<i>SubNo.</i>
Partly Support	Avoid the unnecessary proliferation of special zones in the District Plan by altering the operative Resort zoning rather than adding a separate special zone to the District Plan or, if a separate zone is deemed necessary, it should sit in the Residential section of the District Plan, similar to the Residential Arrowtown Historic Management Zone. In the alternate (if not zoned Resort or some form of Residential with area specific provisions), the following decisions are sought.	44/16/1
	Further Submissions - Scope Resources Ltd <i>Partly Support</i>	44/16/1
	1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened. 2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone. 3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point. 4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.	
Partly Support	Ensure that (1) the landscape treatment between the two developments is consistent, (2) the type of mounding and planting undertaken along the State Highway by Jacks Point is continued, (3) consistent design guidance is included in the plan provisions.	44/16/2
	Further Submissions - Jacks Point Management Limited <i>Partly Support</i>	44/16/2
	The submitter partly supports those parts of the submission that seek to achieve the development and management of the combined proposed Henley Downs Zone and balance Jacks Point Zone in a holistic and coordinated manner. The reason for this support is that building development and infrastructure of the original Jacks Point Zone was intended to be developed and managed in a holistic and coordinated manner, with on-going management costs primarily met by residents within the zone levied through the Jacks Point Residents and Owners Association. Implementation of Plan Change 45 should enhance those original objectives.	
	<i>Scope Resources Ltd</i> <i>Partly Support</i>	44/16/2
	1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened. 2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone. 3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point. 4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.	
Partly Support	Consider whether the ACR Activity Area should be divided into three separate activity areas, or sub activity areas (ACR a, b and c for example), each with their own objectives and policies to better reflect the nature of the ACR; and Ensure that the rules adequately protect the ACR from subdivision and development.	44/16/3
	Further Submissions - Scope Resources Ltd <i>Partly Support</i>	44/16/3
	1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened. 2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone. 3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point. 4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.	

Partly Support	Objective 2 and policies 2.1 and 2.2	Ensure that proposed Objective 2 and policies 2.1 and 2.2 are strong enough to discourage or enable council to decline significant deviations from an Outline Development Plan.	44/16/4
	<i>Further Submissions - Scope Resources Ltd</i>	<i>Partly Support</i>	44/16/4
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		
Partly Support	Policy 3.2	Identify an area for infrastructure and servicing on the Structure Plan, as occurs on other structure plans such as for Millbrook and Waterfall Park, rather than trying to enable it in an activity area that is for agriculture, conservation and recreation.	44/16/5
	<i>Further Submissions - Jacks Point Management Limited</i>	<i>Partly Support</i>	44/16/5
	<p>The submitter partly supports those parts of the submission that seek to achieve the development and management of the combined proposed Henley Downs Zone and balance Jacks Point Zone in a holistic and coordinated manner. The reason for this support is that building development and infrastructure of the original Jacks Point Zone was intended to be developed and managed in a holistic and coordinated manner, with on-going management costs primarily met by residents within the zone levied through the Jacks Point Residents and Owners Association. Implementation of Plan Change 45 should enhance those original objectives; and</p> <p>The submitter supports those parts of the submission that seek to achieve the provision of commercial activities in a manner which supports the surrounding community in an efficient and effective manner. The reasons for this support are that the Jacks Point Zone was conceived and implemented in a manner intended to develop the land for primarily residential and recreational purposes, supported in an efficient and effective manner by commercial activities. Plan Change 45 should enhance that original objective; and</p>		
	<i>Remarkables Park Limited and Shotover Park Limited</i>	<i>Support</i>	44/16/5
	<p>Identify an area for infrastructure and servicing on the Structure Plan as occurs on other structure plans such as for Millbrook and Waterfall Park, rather than trying to enable it anywhere in an activity area that is for agriculture, conservation and recreation.</p>		
	<i>Scope Resources Ltd</i>	<i>Partly Support</i>	44/16/5
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		

Partly Support	Policies 3.5(ii) and 3.5(iii)	That Policy 3.5(ii) be deleted and that a separate activity area be identified on the Structure Plan for servicing; and That Policy 3.5(iii) be amended to provide greater certainty in terms of what buildings are anticipated in the Agriculture, Conservation and Recreation Activity Area; and That Policy 3.5(ii) be amended as values are not set out in Policies 3.1 - 3.4 as it implies.	44/16/6
	Further Submissions - Jacks Point Management Limited	Partly Support	44/16/6
	The submitter partly supports those parts of the submission that seek to achieve the development and management of the combined proposed Henley Downs Zone and balance Jacks Point Zone in a holistic and coordinated manner. The reason for this support is that building development and infrastructure of the original Jacks Point Zone was intended to be developed and managed in a holistic and coordinated manner, with on-going management costs primarily met by residents within the zone levied through the Jacks Point Residents and Owners Association. Implementation of Plan Change 45 should enhance those original objectives; and		
	The submitter supports those parts of the submission that seek to achieve the provision of commercial activities in a manner which supports the surrounding community in an efficient and effective manner. The reasons for this support are that the Jacks Point Zone was conceived and implemented in a manner intended to develop the land for primarily residential and recreational purposes, supported in an efficient and effective manner by commercial activities. Plan Change 45 should enhance that original objective.		
	<i>Remarkables Park Limited and Shotover Park Limited</i>	Support	44/16/6
	That Policy 3.5(ii) be deleted and that a separate activity area be identified on the Structure Plan for servicing.		
	<i>Scope Resources Ltd</i>	Partly Support	44/16/6
	1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.		
	2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.		
	3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.		
	4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.		
Partly Support	12.30.2.5(ii) - Planting of certain trees	Amend the list of prohibited trees with wilding potential to reflect the updated list of trees for inclusion as part of the District Plan review; and Clarify in the rules that trees with wilding potential are not to be permanently retained in order to mitigate visual sensitivity from the SH etc.	44/16/7
	Further Submissions - Scope Resources Ltd	Partly Support	44/16/7
	1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.		
	2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.		
	3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.		
	4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.		
Partly Support	12.30.2.2(i)k - Area J / Location of the significant wetland on the Structure Plan	Consider whether the wetland should be shown on the structure plan; and Ensure that the significant wetland area is protected and public access to it and through it assured.	44/16/8
	Further Submissions - Otago Regional Council	Support	44/16/8
	The submitter specifically supports those parts of the submission that seek that the wetland be shown on the Structure Plan and that the significant wetland be protected. The reasons for this further submission are that: wetlands can function as an important component in an ecological system providing habitat for flora and fauna values. The ORC supports protecting and enhancing wetland values. The ecological assessment identifies a number of values present in the wetland. However, the assessment has not assessed these values against the regional significant wetland criteria of the Plan Change to the Regional Plan: Water. It is important that these values are correctly assessed to ensure appropriate provision is made for their protection and enhancement.		
	<i>Scope Resources Ltd</i>	Partly Support	44/16/8
	1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.		
	2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.		
	3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.		
	4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.		

Partly Support	12.30.2.2(i) - Restricted Discretionary Activities - Outline Development Plan	Consider amending 12.30.2.2(i) to require visitor accommodation precincts to be shown on the Outline Development Plan.	44/16/9
	Further Submissions - Remarkables Park Limited and Shotover Park Limited	<i>Support</i>	44/16/9
	Consider amending 12.30.2.2(i) to require visitor accommodation precincts be shown on the outline development plan.		
	<i>Scope Resources Ltd</i>	<i>Partly Support</i>	44/16/9
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		
Partly Support	12.30.2.2(iii) - Non residential Activities	Consider whether 12.30.2.2(iii) should say "activities (and/ including building)"; and Delete matter 12.30.2.2(iii)(f).	44/16/10
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/16/10
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		
Partly Support	12.30.2.3(vi)a. - Buildings outside of an approved platform	Make buildings outside of building platforms a non-complying activity to avoid the Outline Development Plan process being undermined.	44/16/11
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/16/11
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		

Partly Support	12.30.2.3(vi)(b) - Buildings in the agriculture, conservation and recreation area.	Either: Include the more sensitive urban areas (A H, I, J and K) in the ACRAA and make subject to those provisions as a controlled activity once building platforms are approved; or Retain the structure plan boundaries as notified but amend the provisions so that development in the ACR is non-complying as per the operative provisions.	44/16/12
	Further Submissions - Remarkables Park Limited and Shotover Park Limited	<i>Support</i>	44/16/12
	Either include more sensitive urban areas (A, H, I, J and K) in the ACRAA and make subject to those provisions as a controlled activity once building platforms are approved; or retain the structure plan boundaries as notified but amend the provisions so that development in the ACR is non-complying as per the operative provisions		
	<i>Scope Resources Ltd</i>	<i>Partly Support</i>	44/16/12
	1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.		
	2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.		
	3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.		
	4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.		
Partly Support	12.30.2.3(vii) - Status of activities inconsistent with an Outline Development Plan	Consider whether a non-complying status is more appropriate when proposals are inconsistent with a structure plan (e.g. Quail Rise).	44/16/13
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/16/13
	1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.		
	2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.		
	3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.		
	4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.		
Partly Support	12.30.3 - Non-notification of applications	Limit the non-notification rule to only restricted discretionary activities resulting from a breach of a site standard, and not 'listed' restricted discretionary activities such as 'non-residential activities' and 'sale of liquor'.	44/16/14
	Further Submissions - Remarkables Park Limited and Shotover Park Limited	<i>Support</i>	44/16/14
	Limit the non-notification rule to only restricted discretionary activities resulting from a breach of a site standard, and not 'listed' restricted discretionary activities such as 'non-residential activities' and 'sale of liquor'.		
	<i>Scope Resources Ltd</i>	<i>Partly Support</i>	44/16/14
	1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.		
	2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.		
	3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.		
	4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.		
Partly Support	12.30.4.1(iii) - Earthworks	Consider increasing the permitted volume of earthworks from 200m3 to 400m2 consistent with other recently created special zones for residential activities.	44/16/15
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/16/15
	1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.		
	2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.		
	3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.		
	4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.		

Partly Support	Assessment matter 12.30.5.1(a)a.x	After assessment matter 12.30.5.1(a)a.x (relating to location of proposed parks and other public open spaces), by adding the words "in terms of their proximity to residential areas".	44/16/16
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/16/16
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		
Partly Support		Ensure that appropriate rules relating to the provision of infrastructure (including those from the Subdivision chapter of the District Plan such as 15.2.11.2 and 15.2.11.3) apply to the Henley Downs Zone at both the Outline Development Plan and subdivision resource consent stages; and	44/16/17
		That the rules and assessment matters are adequate to ensure Council can require the development to be appropriately and efficiently serviced with the necessary infrastructure.	
	Further Submissions - Remarkables Park Limited and Shotover Park Limited	<i>Support</i>	44/16/17
	That the rules and assessment matters are adequate to ensure Council can require the development to be appropriately and efficiently serviced with the necessary infrastructure.		
	<i>Scope Resources Ltd</i>	<i>Partly Support</i>	44/16/17
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		
Partly Support		Show areas of open space and trails on the Structure Plan or, alternatively, use an open space overlay.	44/16/18
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/16/18
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		

Partly Support		Add a new rule that prior to any development occurring in Activity Area G, all recommendations of the Henley Downs Ecological Assessment shall be implemented.	44/16/19
		Further Submissions - Otago Regional Council	Support
		The submitter specifically supports that part of the submission that seeks that a rule be inserted into the plan requiring that prior to development in Area G, all the recommendations of the Henley Downs ecological assessment shall be implemented.	44/16/19
		The reasons for this further submission are that: Wetlands can function as an important component in an ecological system providing habitat for flora and fauna values. The ORC supports protecting and enhancing wetland values. The ecological assessment identifies a number of values present in the wetland. However, the assessment has not assessed these values against the regional significant wetland criteria of the Plan Change 2 for the Regional Plan: Water. It is important that these values are correctly assessed to ensure appropriate provision is made for their protection and enhancement.	
		<i>Scope Resources Ltd</i>	<i>Partly Support</i>
		1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.	44/16/19
		2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.	
		3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.	
		4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.	
Partly Support	12.30.5.1(i) Assessment matters in regard to 'Roading' (pg x-15)	Ensure there is certainty around when the main spine road will connect with Jacks Point; and Show the new entry road on the Structure Plans and include an objective and policies articulating the vision for this environment and how any future Outline Development Plan should therefore be designed to support the road; and Delete the word "whether" from the assessment matter (c) in regard to 'Roading' (page x-15) to make it clear the connection must occur.	44/16/20
		Further Submissions - Scope Resources Ltd	Partly Support
		1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.	44/16/20
		2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.	
		3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.	
		4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.	
Partly Support	12.30.1 - Policy 1.1(iii) and the Structure Plan (page X-27)	Consistent with other structure plans in the operative District Plan, make the connection points on the State Highway and adjoining Jacks Point 'fixed' to the extent that they can be moved (+/- 50m) but that the road must connect.	44/16/21
		Further Submissions - Scope Resources Ltd	Partly Support
		1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.	44/16/21
		2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.	
		3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.	
		4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.	
Partly Support	The Structure Plan (Pg. X-27)	That the 'main road' line be drawn differently to the activity area boundaries on the structure plan to avoid confusion.	44/16/22
		Further Submissions - Scope Resources Ltd	Partly Support
		1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.	44/16/22
		2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.	
		3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.	
		4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.	

Partly Support		Enable greater density of development than currently exists in the operative district plan within established urban areas.	44/16/23
	Further Submissions - Jacks Point Management Limited	<i>Partly Support</i>	44/16/23
		The submitter supports those parts of the submission that seek to achieve the use and development of the land for residential purposes in an efficient and effective manner, The reasons for this support are that the Jacks Point Zone was conceived and implemented in a manner intended to develop the land for primarily residential and recreational purposes, supported in an efficient and effective manner by commercial activities. Plan Change 45 should enhance that original objective.	
	<i>Scope Resources Ltd</i>	<i>Partly Support</i>	44/16/23
		1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.	
		2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.	
		3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.	
		4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.	
Partly Support		Limit the GFA of commercial activity within an ODP to that appropriate to support the local neighbourhood. If greater areas are proposed, require analysis and consideration of how that scale of commercial activity and its location will positively contribute to the wider Jack's Point area and village centre within the existing Jack's Point Resort zone;and Assessment matters must consider the proximity of proposed developments to the existing Jacks Point Resort zone and how the design has drawn on the existing character, scale and pattern of development (existing or provided for).	44/16/24
	Further Submissions - Jacks Point Management Limited	<i>Partly Support</i>	44/16/24
		The submitter supports those parts of the submission that seek to achieve the provision of commercial activities in a manner which supports the surrounding community in an efficient and effective manner. The reasons for this support are that the Jacks Point Zone was conceived and implemented in a manner intended to develop the land for primarily residential and recreational purposes, supported in an efficient and effective manner by commercial activities. Plan Change 45 should enhance that original objective; and	
		The submitter partly supports those parts of the submission that seek to achieve the development and management of the combined proposed Henley Downs Zone and balance Jacks Point Zone in a holistic and coordinated manner. The reason for this support is that building development and infrastructure of the original Jacks Point Zone was intended to be developed and managed in a holistic and coordinated manner, with on-going management costs primarily met by residents within the zone levied through the Jacks Point Residents and Owners Association. Implementation of Plan Change 45 should enhance those original objectives.	
	<i>Remarkables Park Limited and Shotover Park Limited</i>	<i>Support</i>	44/16/24
		Limit the GFA of commercial activity within an ODP to that appropriate to support the local neighbourhood.	
	<i>Scope Resources Ltd</i>	<i>Partly Support</i>	44/16/24
		1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.	
		2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.	
		3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.	
		4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.	
Partly Support	Site Standard 12.30.4.1(v) - Building Height	Introduce a 3 storey limit to compliment the 10m height limit proposed for commercial and medium density precincts.	44/16/25
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/16/25
		1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.	
		2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.	
		3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.	
		4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.	

Partly Support	12.30.1 (objective and policies) and Zone Standard 12.30.4.2(vii) (Residential density)	Greater clarity around densities and where it is located should be provided in the Objective and Policy framework with densities expressed as dwellings per hectare that shall be achieved +/- x%.	44/16/26
Further Submissions - Scope Resources Ltd		<i>Partly Support</i>	44/16/26
<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>			
Partly Support	Consider retaining the use of a density master plan as occurs with the Resort Zone for Jacks Point.		44/16/27
Further Submissions - Scope Resources Ltd		<i>Partly Support</i>	44/16/27
<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>			
Partly Support	Add Assessment matters requiring a suitably qualified designer to submit analysis diagrams illustrating how the site and context have been considered and informed the proposed Outline Development Plan.		44/16/28
Further Submissions - Scope Resources Ltd		<i>Partly Support</i>	44/16/28
<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>			
Partly Support	Site Standard 12.30.4.1(vi) - Setbacks from internal boundaries	Consider whether the lack of internal setbacks for buildings in commercial and community precincts that adjoin a Low or Medium Density Residential Area is appropriate in terms of section 7(f) of the RMA.	44/16/29
Further Submissions - Scope Resources Ltd		<i>Partly Support</i>	44/16/29
<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>			

Partly Support	12.30.1 (objectives and policies)	Consider strengthening the ability to ensure ridgelines and landscape features (such as the mound within Area G) are retained/ potentially left un-built, as part of an approved Outline Development Plan/ subdivision/ resource consent.	44/16/30
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/16/30
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		
Partly Support		Where landscaping needs to reach a certain height to achieve good screening of development, require this to occur before development commences.	44/16/31
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/16/31
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		
Partly Support		Commissioners assure themselves that the rules for areas of biodiversity value adequately implement the policies, and that the rules promote re-establishment of indigenous vegetation.	44/16/32
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/16/32
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		
Partly Support	12.30.1 - District Rules	Section 16 should include limits for hazardous substances in the new Zone.	44/16/33
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/16/33
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		

Partly Support	Part 15 - Subdivision, Development and Financial Contribution rules	That subdivision of the ACR area be discretionary or non-complying rather than controlled, consistent with the development status of the ACR.	44/16/34
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/16/34
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		
Partly Support		That Commissioners be satisfied that the risk of flooding in Activity Area B can be effectively avoided remedied or mitigated.	44/16/35
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/16/35
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		
Partly Support	Section 14 - Transport	Consider whether the Henley Downs Zone needs to be listed / subject to rules in Part 14 of the District Plan.	44/16/36
	Further Submissions - Remarkables Park Limited and Shotover Park Limited	<i>Support</i>	44/16/36
	<p>Consider whether the Henley Downs zone needs to be listed/subject to rules in Part 14 of the District Plan.</p>		
	<i>Scope Resources Ltd</i>	<i>Partly Support</i>	44/16/36
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4.This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		

Position	Plan Provision	Decision Requested	SubNo.
Partly Support	To replace the Structure Plan in the notified version of the Henley Downs Zone with the Structure Plan attached to this submission in a manner that: a) Removes the indigenous vegetation areas; b) Clearly labels the wetland c) Shows a more direct through road; d) Clarifies that the intersections shown are indicative; e) Amends various development area boundaries; and f) Adds a new Area L.		44/17/1
	Further Submissions - Delta Investments Ltd	<i>Oppose</i>	44/17/1
	Delta's original submission sought that the hill slopes of spaces in Areas F, I, J, and K be protected as open space and that development be prevented thereon. As such, Delta is opposed to development in the amended Development Area boundaries as shown on the modified Structure Plan attached to RCL's submission; submitting that these areas should instead be protected as open space.		
	<i>Scope Resources Ltd</i>	<i>Partly Support</i>	44/17/1
	1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened. 2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone. 3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point. 4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.		
Partly Support	Include an Assessment Matter (pg. x-15) 'in regard to the location of building platforms' in relation to the visibility of buildings within Area L from Lake Wakatipu.		44/17/2
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/17/2
	1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened. 2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone. 3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point. 4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.		
Partly Support	Amend the density table to enable an additional 10 dwellings (within areas I, K, and L)		44/17/3
	Further Submissions - Remarkables Park Limited and Shotover Park Limited	<i>Partly Support</i>	44/17/3
	Amend the density table to enable an additional 10 dwellings (within areas I,K and, L).		
	<i>Scope Resources Ltd</i>	<i>Partly Support</i>	44/17/3
	1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened. 2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone. 3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point. 4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.		

Partly Support	Site Standard 12.30.4.1 (iv); Policy 12.30.1.1(iv); Assessment Matter 12.30.5.1 (vii)(a)	Remove any reference to 'Areas of Biodiversity Value' from Site Standard 12.30.4.1 (iv); Policy 12.30.1.1(iv); and Assessment Matter 12.30.5.1 (vii)(a) (relating to 'the protection of indigenous vegetation') (Page X-22); and Remove the following requirements from Site standard (iv): b) there shall be no exotic tree or shrub planting c) no buildings shall be constructed aside from those identified in an approved Outline Development Plan.	44/17/4
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/17/4
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		
Partly Support		Avoid increasing (strengthening) the activity status of development in the Agricultural Conservation, and Recreation Activity Area	44/17/5
	Further Submissions - Remarkables Park Limited and Shotover Park Limited	<i>Oppose</i>	44/17/5
	<p>Avoid increasing (strengthening) the activity status of development in the Agriculture, Conservation and Recreation Activity Area</p>		
	<i>Scope Resources Ltd</i>	<i>Partly Support</i>	44/17/5
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		
Partly Support	Zone Standard 12.30.4.2 (ii) (lighting and glare)	Amend Zone Standard 12.30.4.2 (ii) (lighting and glare) to remove part (c) : "There should be no upward light spill", or alternative amendments to reflect pragmatic best practice.	44/17/6
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/17/6
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		
Partly Support	Site Standard 12.30.4.1(ix)	Amend Site Standard 12.30.4.1(ix) (Garages) such that the rule only applies where the front façade extends within the minimum road setback and, in addition, provide for three exceptions to this site standard.	44/17/7
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/17/7
	<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>		

Partly Support	Site Standard 12.30.4.1(v) - Building Height	Improve the wording of Site Standard 12.30.4.1(v) (Building Height) in order to make it clearer and consider other wording and numbering improvements to the remainder of the Plan Change in order to improve the readability of the proposed provisions, while not changing their intent.	44/17/8
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/17/8
		<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>	
Partly Support	Site Standard 12.30.4.1(xi) Building and fence colours	Amend Site Standard 12.30.4.1(xi) (Building and fence colours) to clarify that either a) or b) shall be met (not both) and to remove the reference to 'natural' wood.	44/17/9
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/17/9
		<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>	
Partly Support	Assessment matter 12.30.5.1(i) Outline Development Plan	Amend assessment matter 12.30.5.1 (i) Outline Development Plan (a) and (e) 'in regard to indicative subdivision design' and b) 'in regard to roading' in order to encourage certain design outcomes rather than to explicitly seek to avoid certain outcomes (i.e. that these assessment matters be phrased in the positive rather than the negative); and Remove the reference to "no more than 75 m" from 12.30.5.1 (i) (b) 'in regard to roading'.	44/17/10
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/17/10
		<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>	
Partly Support	Assessment Matter 12.30.5.1 (i)(f) - Outline Development Plan	Amend Assessment Matter 12.30.5.1 (i)(f) - Outline Development Plan 'In regard to indicative subdivision design' to refer to 'parks and reserves' rather than 'open spaces' and replace exceptions a) and b) to that assessment matter with the following exception: '...unless it is considered to be (sic) sufficient passive surveillance will be achieved through other means'	44/17/11
	Further Submissions - Scope Resources Ltd	<i>Partly Support</i>	44/17/11
		<p>1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.</p> <p>2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.</p> <p>3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.</p> <p>4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.</p>	

Partly Support	Assessment Matter 12.30.5.1(i)(b) Outline Development Plan	Replace Assessment Matter 12.30.5.1(i)(b) Outline Development Plan 'in regard to open space areas, public transport links, pedestrian and cycle links' with the following: Whether, with respect to the development areas B, C, D, E, F, G, and J, Outline Development Plans show how contributions are made to the range of open spaces available for public use in Greater Jacks Point, including larger natural areas, playing fields (where council has identified a need), smaller urban parks and playgrounds which provide relief from built up areas, community meeting points and recreation opportunities.	44/17/12
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Further Submissions - Scope Resources Ltd

Partly Support

44/17/12

1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.

2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.

3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.

4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.

Partly Support	Such other additional, amended, or consequential and/ or alternative changes to the Plan Change 44 provisions as are necessary or appropriate to address the issues and concerns raised in this submission.	44/17/13
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Further Submissions - Scope Resources Ltd

Partly Support

44/17/13

1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) subzone is poorly considered and constructed, which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.

2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.

3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.

4.This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.

Name Remarkables Park Limited and Shotover Park Limited

Position	Plan Provision	Decision Requested	SubNo.
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Other	That the Plan Change be accepted provided it is amended to: a) more clearly provide for increased residential, service, and industrial activities and b) expressly limit non-residential activity.	44/18/1
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Further Submissions - Jacks Point Management Limited

Partly Support

44/18/1

The particular parts of the submission supported are paragraphs 2.7 - 2.15 which support clearly identifying an appropriate level of provision for non-residential activities, including service activities. The reasons for support are:
- Commercial activity should be provided in a manner which will maximise the chances of such activities establishing in order to best support the surrounding residential community comprising the new Henley Downs Zone and the balance Jacks Point Zone.

- Provision should be made for service activities to support the residential, recreational, and commercial activities which will occur within the new Henley Downs zone and the balance Jacks Point Zone.

The submitter seeks that those aspects of the submission which are supported above be allowed for the reasons detailed above.

Name Schrantz, Alexander and Jane

Position	Plan Provision	Decision Requested	SubNo.
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Oppose	Amend the proposed Plan Change to provide an overall development density and urban footprint in line with the existing District Plan	44/19/1
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Oppose	Retain the existing open space zoning	44/19/2
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Name Scope Resources Ltd

Position	Plan Provision	Decision Requested	SubNo.
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Oppose	That all of the Plan Change be disallowed	44/20/1
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Further Submissions - Remarkables Park Limited and Shotover Park Limited

Support

44/20/1

At paragraph (f) of the submission Scope Resources raises concerns regarding the status of activities that sit outside the residential areas and submits that to provide certainty any form of activity within this area (ACRAA) including (but not limited to) commercial, infrastructure, servicing or residential should have a non-complying or prohibited activity status. Any form of development within this area should be restricted to the nature of the intended use being agricultural, conservation and recreational purposes.

Name Skydive Queenstown Ltd

Position	Plan Provision	Decision Requested	SubNo.
Partly Support		An acknowledgement that Skydive has a valid resource consent to operate its airstrip without any noise controls, but subject to a present maximum of 35 flights per day (which is subject to a new application).	44/21/1
Partly Support		An acknowledgement from the Queenstown Lakes District Council that the Queenstown Lakes District Council and/or any party associated with Henley Downs cannot control and does not seek to control the number of aircraft or tandem parachutists using the airspace in the Henley Downs/Jack's Point area.	44/21/2
Partly Support		A requirement that consent holders, developers and owners at Henley Downs be required to ensure that all buildings constructed comply with the noise admission (sic?) standards of the District Plan.	44/21/3

Name The Southern District Health Board

Position	Plan Provision	Decision Requested	SubNo.
Other		The Southern DHB is concerned with aspects of wastewater treatment, land irrigation using treated wastewater and drinking water supply that may not be sufficient to ensure that public health is protected.	44/22/1
Other		The Southern DHB is concerned that given the population involved, not enough attention has been given in the application to options for walking and cycling	44/22/2
Other		Ideally, that all residential housing connect to the Queenstown reticulation system (project shotover); and Accept that a local sewage reticulation and treatment option may be the most practicable in the short to medium term and fully support the sewage reticulation option (concept B in the John Edmonds and Assoc report) and support a treatment option that includes both disinfection and nutrient removal (option 3) as the most appropriate.	44/22/3
Other		Oppose any spray irrigation of treated wastewater to the area set aside for land disposal; and Drip irrigation is the only acceptable option outlined; and Ensure that the selection of irrigation areas that (sic) is some distance away from residential areas and Lake Wakatipu.	44/22/4
Other		Connect to the Queenstown Lakes District Council reticulated water supply if at all practicable to do so it or when these services are available.	44/22/5
Other		Supports the provision of a more suitable means of getting the (sic) Frankton / Queenstown through walking or cycling that would be conducive to commuters, which may necessitate making provision for walking and cycling within the SH 6 transport corridor.	44/22/6

Name Troon, John William as Trustee of the Triumph Trust

Position	Plan Provision	Decision Requested	SubNo.
Oppose		The Plan Change be declined in its entirety	44/23/1
	Further Submissions - Scope Resources Ltd	Support	44/23/1
	1.The Agricultural, Conservation and Recreational Activity Area (ACRAA) is a poorly considered and constructed sub-zone which lacks any form of clarity or certainty. Any form of change to objectives, policies, rules and assessment matters relating to this activity area need to be strengthened.		
	2.The ACRAA has previously been identified as the sensitive landscape area of the zone with a very low threshold to absorb any form of development. The nature of this land and the surrounding receiving environment has not changed, the land remains within a sensitive landscape unit. Any form of development within this area requires restrictive controls and a stronger policy framework over and above the other areas of the zone.		
	3.Consistency must be retained between the currently operative 'open space' zone of the wider Jacks Point.		
	4This land should be retained as open space being the current status quo or should revert back to a Rural General zone and be used for its intended farming purpose.		

Name Wakatipu Wilding Conifer Control Group

<i>Position</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
Partly Support		Amend the list of prohibited wilding trees to reflect the updated list of trees that recently went before the Council's Strategy Committee for inclusion as part of the District Plan review.	44/24/1
Partly Support		Insert a zone standard requiring all existing trees with wilding potential to be removed prior to development commencing	44/24/2
Partly Support		Clarify in the rules that trees with wilding potential are not to be permanently retained in order to mitigate views from the State Highway and other areas.	44/24/3

Name Zante Holdings Limited

<i>Position</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
Partly Support		That the submitter's land, being the land coloured grey on the attached plan A (being Lot 400 DP378578), be rezoned from open space to residential, so that it becomes part of the larger neighbourhood 1 residential activity area which adjoins the submitter's land on its western boundary; and Such alternative, additional, or consequential amendments to the relevant plan provisions in order to address the issues raised in this submission.	44/25/1

Further Submissions - Bamber, Tom and Justine

Oppose

44/25/1

The lot that Zante Holdings Limited is seeking be rezoned from open space to residential is directly behind the submitter's lot and the rezoning will have an extremely adverse effect on the submitter's privacy, quality of life and potentially on the value of their property for the following reasons:

- The submitters bought their property based on the fact the land behind it was reserve (open space), as laid out on the Structure Plan/ developer's plan;
- The submitters see no reason why the council decision to refuse consent for that land (RM090252) should be overturned.
- At no stage in that Resource Consent application was the submitter consulted with or advised of the application
- The no complaints covenant should not allow the developer to override the Structure Plan that they specifically relied on to sell the land to the submitter
- The submitter has built over looking the open space and looking to the remarkables beyond and, as such, the submitter's privacy and views will be impacted by any development on the open space area. This will potentially reduce the submitter's property values.