



Order paper for the meeting of the

**S357 OBJECTION HEARING**  
Independent Commissioner J Taylor

**Wednesday 21 November commencing at 9.00am**  
**at**  
**The Copthorne Hotel, 27 Frankton Road, Queenstown 9300**

**The Aircraft Owners and Pilots Association of New Zealand**  
**Submitter Number 2663**  
**Stage 2 – Proposed District Plan –**  
**Wakatipu Basin Rural Amenity Zone**

**QUEENSTOWN LAKES DISTRICT COUNCIL**

**S357 OBJECTION**

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**APPENDIX 1 –  
5 SEPT –  
ORIGINAL SUBMISSION**

# FORM 5: SUBMISSION

## DISTRICT PLAN REVIEW



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

**TO** // Queenstown Lakes District Council

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email** and **phone**.

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11 Ardium Lane, 9300, Queenstown.*

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**PLAN CHANGE** // To which this submission relates to:

*Chapter 24 Wakatipu Basin.*

I  *Do not* gain an advantage in trade competition through this submission.

\*I  *Am* \*\* directly affected by an effect of the subject matter of the submission:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition. ✓

\* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

\*\* Select one.

**SPECIFIC PROVISIONS** // Of the proposal that my submission relates to are:

*See Attached*





**MY SUBMISSION IS //**

Include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views.

**2663**

Attached



**I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //** Give precise details:

Attached

I  Do wish to be heard in support of my submission.

I  Will consider presenting a joint case with others presenting similar submissions.

**SIGNATURE**

Signature (to be signed for or on behalf of submitter) \*\*

*[Handwritten Signature]*

Date

05 September 2018.

\*\* If this form is being completed on-line you may not be able, or required, to sign this form.

**From:** Vance Boyd  
**To:** [pdpsubmissions](#)  
**Subject:** AOPA Submission Chapter 24 PDP  
**Date:** Thursday, 6 September 2018 11:01:48 AM

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Good Morning,

I have realised that an error exists in section 6 of our submission forwarded to you yesterday.

The words :  
informal airports (25.5.14) should say informal airports (24.5.14).

Regards  
Vance Boyd.

## **Queenstown Lakes District Council: Proposed District Plan: Chapter 24 Wakatipu Basin – Informal Airports.**

### **Submission from the Aircraft Owners and Pilots Association of New Zealand.**

#### **Introduction**

1. The AOPA (NZ) represents the interests of over 900 private recreational aviators in New Zealand. International Associations represent this class of aviator in 66 countries. AOPA provides a unified voice for pilots in New Zealand by building relationships with Government and regulatory bodies to ensure members' views are represented, with the aim of preventing any increasing costs and restrictions being placed on private and recreational flying. Many members reside or fly in the QLDC area. Members fly fixed wing, helicopter and glider aircraft.
2. This submission relates to the policy framework for informal airports within the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct. In particular, this submission responds to the error notified on Thursday 9 August 2018 relating to the Wakatipu Basin Variation, and the omission of specific activities within the Precinct (Table 24.2). As a consequence of Rule 24.4.28 (informal airports in the Precinct) not being notified with the rest of Chapter 24, the AOPA did not have the opportunity to submit on the broader policy and standards framework applicable to informal airports in Chapter 24. Given this, the AOPA submits now on the implications and interrelationship between Rule 24.4.28, the policies supporting informal airports in the Basin, and the standards applicable to informal airports. The AOPA is of the opinion that from an aviation perspective there are significant similarities between the Basin and other Rural Zones in the QLDC District and therefore the management of informal airports across those different zones requires an integrated and consistent approach. This is also assumed to be the intention of the Council given a section 32 analysis on informal airports relating to the Rural and Rural Lifestyle Zones was published as part of Stage 1 in August 2015, but no section 32 analysis on this topic was undertaken as part of the Stage 2 Basin Variation (despite this covering the same area of land as previously included in Stage 1). The association has a keen interest in ensuring that informal airports are a permitted activity in the Wakatipu Basin and that plan provisions applying standards for informal airports are practical and realistic. This desire has been heightened by policies aimed at discouraging private aircraft from using Queenstown airport. The Aero Club has been removed from the airport, there is no hanger space, limited parking space and landing and parking fees are very high. Compared to other districts in New Zealand the needs of recreational aviators are poorly met in the current planning framework.

#### **Chapter 24 and section 32 analysis on informal airports**

3. There appears to be no Section 32 report relating to informal airports in the Basin in support of Chapter 24 as notified in Stage 2 of the Plan Review. We assume that the reasoning relating to control of informal airports in the Wakatipu Basin Rural Amenity Zone is similar to that expressed in the Rural Zone S32 report as part of Stage 1 of the Plan review. That report stated:

*“This proposed policy promotes informal airports as an important part of recreational activities within the district as opposed to the current plan provisions which are silent regarding this activity.”*

4. The report goes on to explain that aircraft operators should not have to endure the resource consent process to enable the establishment of informal airports, subject of course to not causing unnecessary annoyance to neighbours.
5. Council is to be commended for this approach, particularly as it relates to recreational and low use fliers. In the past some have applied for resource consents and while these have usually been granted the process has been very costly and the outcome uncertain.
6. The lack of a S32 Report relating specifically to the Wakatipu Basin Zones means that we are unsure why informal airports are proposed to be a conditional permitted activity in the Amenity Zone but a discretionary activity in the Basin Lifestyle precinct, and furthermore whether the standards applicable to permitted informal airports (25.5.14) are appropriate for the Basin / Precinct Zones.
7. The problem with the proposed provisions as currently drafted is that they completely fail to provide any practical benefit to recreational aviators. In the Amenity Zone the proposal is that there should be a 500m set back from any other zone or the notional boundary of any neighbouring residential dwelling. The problem with that approach is that it is generally impossible to comply with it. Almost all, if not all, dwellings in the Wakatipu Basin Rural Amenity Zone and the Precinct are closer than 500m to each other. The position is that this, coupled with the discretionary classification of the Precinct means that there is no practical benefit to including informal activity airport rules in Chapter 24.
8. We have looked at the District Plans of 22 South Island councils to see how the QLDC proposals compare. While some have no restrictions on aircraft operations at all, the majority allow landings and take offs as long as the relevant zone noise standards are complied with. Two districts make special provisions for recreational private landings while two others have similar provisions to those proposed for the Amenity Zone. Two district plans were confusing to the point that it was hard to conclude what was allowed.
9. We were particularly interested in areas within the jurisdiction of the Waimakariri district Council and the Dunedin City Council. Both of these councils have semi rural land with relatively close together lifestyle residential properties similar to those that exist within the Wakatipu Basin. These are principally surrounding Kaiapoi and Rangiora and in the Taieri basin. In the Waimakariri district, there are no specific restrictions for fixed wing aircraft as long as the zone noise limits are complied with. Special provision is made for helicopters as follows:

31.12.1.14

The night weighted sound exposure (Edn) day-night average noise level (Ldn) and night time maximum sound level ( $L_{max}$ ) generated from a helicopter landing site as measured at or within the boundary of any site shall not exceed:

- a. Business 1 and 2 Zones: Edn 100Pa2s and 65dBA Ldn.
- b. Business 3 Zone: Edn 1000 Pa2s and 75dBA Ldn.

- c. Residential Zone: Edn 3.5 Pa2s and 50dBA Ldn and between 10pm and 7am 70dBA L<sub>max</sub>.
- a. At the notional boundary of any dwellinghouse in the Rural Zone: Edn 3.5Pa2s and 50dBA Ldn and between 10pm and 7am 70dBA L<sub>max</sub>.

#### 31.12.1.15

Helicopter landing site noise shall be measured and assessed in accordance with the provisions of NZS 6807:1994 "Noise Management and Land Use Planning for Helicopter Landing Sites".

10. The Dunedin City Council has prepared a generation two Proposed District Plan. It provides for helicopters as follows:

#### [https://www](https://www.dunedin.govt.nz/development/consent/4533) **Rule 4.5.3.3 Helicopter Landings**

- a. Helicopter landings must not exceed 10 landings on the same site within any calendar year, except two days of unlimited landings on the same site are allowed within any calendar year.
- b. Helicopter landings must only occur during daylight hours.
- c. The following activities are exempt from this standard:
  - i. helicopter landings for emergencies by police, fire service, ambulance, or for search and rescue; and helicopter landings that meet the noise performance standards for the relevant zone

A member of the planning team at Dunedin City Council confirmed that a similar provision is intended to be provided for fixed wing aircraft.

Recreational fliers have no desire to annoy members of the public or their neighbours. They just want to enjoy their activity without the need to apply for resource consents unnecessarily. The usual level of activity is low and very low when compared to other aviation activity in the district.

#### **Relief sought**

##### 11.

The Association submits that as in other districts, the noise limits prescribed in Chapter 36, table three would by themselves achieve this objective in the Wakatipu Basin, to protect residential amenity. We understand that this table would apply by virtue of 36.3.2.9

- 12. An alternative but more complicated approach would be to apply the Amenity Zone proposals to the entire Basin with the minimum setback distance reduced to 150m.

This distance can usually be achieved and would, at 2 movements per day, provide in conjunction with the Chapter 36 requirements, an adequate level of protection. The following table was

provided to council in 2007 by noise expert Mr V.C. Goodwin.

Time period	Maximum number of flight movements <sup>note 1</sup>									
	2	5	9	14	22	34	55	86	138	216
Daily limit <sup>note 2</sup>										
Maximum on any one of 7 days <sup>note 3</sup>	4	10	18	27	43	69	109	173	276	432
7 day week total <sup>note 4</sup>	14	37	63	95	152	241	382	605	968	1512
Distance <sup>note 5</sup>	80m	100m	120m	140m	160m	180m	200m	225m	250m	300m

**Instructions** Select the relevant row for a given weekly total helicopter movement number, or a daily movement number, and look up the distance in metres in the table which is equal to or is the next highest value for the maximum number of flight movements found in the relevant row.

For example, for a 7 day weekly total of 100 movements, select the "7 day week total" row and find the value in that row which is equal to or closest above 100. The nearest value is "152" and the corresponding distance is 160m. Therefore if the helipad is greater than 160 metres from the notional boundary of the nearest house on another site, it will probably not exceed the 50 dB L<sub>DN</sub> daily limit. Distances and movement numbers can be interpolated in this rough guide.

It relates to how a "squirrel" helicopter would comply with the limit of 50db L<sub>dn</sub> at various distances from adjacent property buildings. It shows that two movements per day could be accommodated at a distance of 80m while at 300m 216 daily movements would still comply. Fixed wing movements could presumably be greater as the noise allowance is 55 dB L<sub>dn</sub> which because of the logarithmic scale is significantly more. On this basis the separation requirement of 500m must be seen as excessive.

Council has also received a report from Dr Steven Chiles and referred to this during the Rural Zone process. This report opines that an AS350 helicopter (arguably at the noisier end of the scale) could undertake 20 movements per day, seven days a week, and the noise contour would extend to 500m in one direction and 200m in another. At two movements per day the graph within the report shows that the noise contour would extend 80m in one direction and about 110m in the other. These two experts' reports to council contain remarkably similar findings and are in line with other noise evidence produced to support resource consent applications. Dr Chiles states that the noise contour could be reduced further by steeper approach and departure angles. He also comments on the position of a small number of fixed wing daily movements by suggesting a 95dB LA<sub>e</sub> limit and a 55 dBA L<sub>dn</sub> limit could achieve the noise objective with a setback distance of 100m. He mentions that a 500m setback cannot be accommodated in some zones.

11. The association is keen to work with council to arrive at a formula which allows limited scale recreational aviation to be recognised as an activity which is compatible with life in the Wakatipu Basin. Although the current proposals do not allow for that we believe the objective is achievable.

Should a hearing be held we wish to be heard in support of our submission; in the meantime we are prepared to take part in any discussion that may result in a workable solution.

**APPENDIX 2  
14 SEPT –  
MEMORANDUM OF COUNSEL ON  
BEHALF OF QLDC SEEKING TO  
STRIKE OUT PART SUBMISSION  
2663**

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of Table 24.2 of the  
Proposed District Plan  
notified on 9 August  
2018

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**MEMORANDUM OF COUNSEL ON BEHALF OF THE QUEENSTOWN LAKES  
DISTRICT COUNCIL SEEKING TO STRIKE OUT PART OF A SUBMISSION POINT  
UNDER SECTION 41D OF THE RMA**

**14 September 2018**

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## MAY IT PLEASE THE PANEL

1. This memorandum is filed on behalf of Queenstown Lakes District Council (**Council**). Its purpose is to respectfully seek that the Chair of the Panel strike out, under section 41D of the Resource Management Act 1991 (**RMA**), part of the submission by Aircraft Owners and Pilots Assn of New Zealand (#2663) as not being “on” Table 24.2 of the Proposed District Plan provisions as notified on 9 August 2018, and consequentially disclosing no reasonable or relevant case.
2. In summary, Council seeks that the submission and the relief sought, is struck out as far as it seeks changes to the provisions that apply to the wider Wakatipu Basin Rural Amenity Zone. The submission as it applies to the Wakatipu Basin Lifestyle Precinct, are accepted to be ‘on’ the provisions notified on 9 August 2018.

### Legal principles

3. The legal principles regarding scope and the Panel's powers to recommend (and subsequently the Council's power to decide) are:
  - 3.1 a submission must first, be *on* the proposed plan; and
  - 3.2 a decision maker is limited to making changes within the scope of the submissions made on the proposed plan.
4. The first principle is relevant in this application for strike out. The meaning of “on” was considered by a superior court in *Palmerston North City Council v Motor Machinists Ltd*,<sup>1</sup> where the High Court firmly endorsed the two-limb approach from *Clearwater Resort Limited v Christchurch City Council*.<sup>2</sup> The two questions that must be asked are:
  - 4.1 whether the submission addresses the change to the pre-existing status quo advanced by the proposed plan; and
  - 4.2 whether there is a real risk that people affected by the plan change (if modified in response to the submission) would be denied an effective opportunity to participate in the plan change process.

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<sup>1</sup> [2014] NZRMA 519.

<sup>2</sup> HC Christchurch AP34/02, 14 March 2003.

5. The Chair has helpfully distilled the criteria that can be taken from *Motor Machinist* in paragraph 9 of its Second Decision relating to submissions not “on” the PDP, dated 2 August 2018.<sup>3</sup> Those criteria are adopted here. Of most relevance in this application are (a) and (c):

5.1 (a): the focus of the submission is not on “specific provisions of the proposal”, where it attempts to change provisions that apply to the wider Amenity Zone; and

5.2 (c): the resource management regime for the wider Amenity Zone is not altered by the provisions notified on 9 August 2018, so the submission seeking that a different management regime be applied to that wider area, cannot be on the notified provisions.

### Notification of provisions on 9 August 2018 – Activities in the Wakatipu Basin Lifestyle Precinct

6. On 9 August 2018, the Council notified “Table 24.2 – Activities in the Wakatipu Basin Lifestyle Precinct”. As the Chair is aware, this table was inadvertently omitted from Chapter 24 – Wakatipu Basin, when it was first notified on 23 November 2017.
7. The only provisions that were notified on 9 August 2018, were five activity rules, all sitting within Table 24.2. It is submitted to be clear that the five rules relate only to the Wakatipu Basin Lifestyle Precinct. This is what the heading of the table says. A copy of the notified provisions is set out below:

Table 24.2 - Activities in the Wakatipu Basin Lifestyle Precinct		Activity Status
24.4.25	Residential Flat not exceeding 150m <sup>2</sup> gross floor area that is not attached to the principal Residential Unit but is not separated from the principal Residential Unit by more than 6 metres.	D
24.4.26	Residential Flat not exceeding 150m <sup>2</sup> gross floor area that is not attached to the principal Residential Unit and is separated from the principal Residential Unit by more than 6 metres.	NC
<b>Non-residential activities</b>		
24.4.27	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, or any activity requiring an Offensive Trade Licence under the Health Act 1956. Excludes activities undertaken as part of a Farming Activity, Residential Activity or as a permitted home occupation.	PR
24.4.28	Informal airports.	D
24.4.29	Clearance, works within the root protection zone or significant trimming of exotic vegetation that is of a height greater than 4 metres. Discretion is restricted to: <ul style="list-style-type: none"> <li>• The extent of clearance.</li> <li>• Trimming and works within the root protection zone.</li> </ul>	RD

3 <https://www.qldc.govt.nz/assets/Uploads/Procedure-2nd-Decision-Striking-Out-Submissions-2-8-18.pdf>

8. Any submission must therefore be on the specific provisions that were notified on 9 August 2018, and in Council's submission, that is limited to Activities located in the Wakatipu Basin Lifestyle Precinct.

**Aircraft Owners and Pilots Assn of New Zealand (#2663)**

9. The Aircraft Owners and Pilots Assn of NZ has filed a submission on the provisions that were notified on 9 August 2018. The submission attempts to submit on Informal Airports within the Wakatipu Basin Lifestyle Precinct, as well as the wider Wakatipu Basin Rural Amenity Zone.

10. The submission is submitted to be misleading in its Introduction, where it says that it did not have the opportunity to submit on the broader policy and standards framework applicable to informal airports in Chapter 24. Council considers it to be clear that Informal Airport rules were notified in the Amenity Zone on 23 November 2018. In particular, the following provisions were included in the notified text on 23 November 2017:

- 10.1 Policy 24.2.2.6;
- 10.2 Policy 24.2.3;
- 10.3 Table 24.1 Activity Rule 24.4.12; and
- 10.4 Table 24.3 Standard 24.5.14.

11. The Rule that was missing from the notified standards in Table 24.2 was Standard 24.2.28, which states that informal airports are a discretionary activity in the Lifestyle Precinct. Therefore, a person could not have known about informal airports in the Lifestyle Precinct being a discretionary activity, and in the absence of the rule would have been right to understand that informal airports are permitted, however subject to standards 24.5.14.

12. The submission seeks the following relief:

11. *The Association submits that as in other districts the noise limits prescribed in Chapter 36, table three would by themselves achieve this objective in the Wakatipu Basin, to protect residential amenity. We understand that this table would apply by virtue of 36.3.2.9.*

12. *An alternative but more complicated approach would be to apply the Amenity Zone proposals to the entire Basin within the minimum setback distance reduced to 150m.*
13. Another way of interpreting/summarising this relief, is:
- 13.1 that Rules 24.2.28 and 24.5.14 (informal airports) are deleted in both the Lifestyle Precinct and Amenity Zone, and are instead controlled by the noise limits prescribed in Chapter 36, table 3; and
- 13.2 apply Standard 24.5.14 to the Lifestyle Precinct (in addition to the Amenity Zone) but that the minimum setback distance be reduced from 500m to 150m.
14. It is certainly accepted and not disputed that the Association has scope to submit on Discretionary Activity, Informal Airports rule 24.4.28 (as it applies to the Lifestyle Precinct on the plan maps). That part of the submission is accepted, but any changes and relief should be restricted to the area of land zoned on the plan maps with Lifestyle Precinct, only.
15. The Council respectfully considers that the submission as it attempts to relate to the wider Amenity Zone, is not on the Lifestyle Precinct submissions notified on 9 August 2018, and should be struck out as disclosing no reasonable or relevant case.
16. Council respectfully requests an urgent decision from the Chair, so that a correct summary of submissions can be notified (for further submissions).

**DATED** this 14<sup>th</sup> day of September 2018




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S J Scott  
Counsel for Queenstown Lakes District  
Council

**APPENDIX 3  
15 SEPT –  
S2 MINUTE RE: APPLICATION TO  
STRIKE OUT PART SUBMISSION  
2663**

IN THE MATTER of the Resource  
Management Act 1991

AND

IN THE MATTER of the Queenstown Lakes  
Proposed District Plan

AND

IN THE MATTER of the Variation of Chapter  
24 Notified on 9 August  
2018

**MINUTE CONCERNING AN APPLICATION TO STRIKE OUT PART OF  
SUBMISSION 2663**

**Introduction**

1. On 9 August 2018 the Council notified a variation to Chapter 24 of the PDP to insert Table 24.2 which had been inadvertently omitted from Chapter 24 when it was notified on 23 November 2017.
2. Table 24.2 is titled “Activities in the Wakatipu Basin Lifestyle Precinct” and lists five (5) activities and the activity status for those activities within the Wakatipu Basin Lifestyle Precinct.
3. On 14 September 2018 the Council, through a Memorandum of Counsel, has requested that parts of a submission lodged on this variation be struck out under section 41D of the Act as not being “on” the variation.
4. Prior to deciding on this request, I will set out my initial thoughts on whether the submission is “on” the variation and provide the submitter the opportunity to respond to both the application and my initial thoughts.

**Legal Principles Regarding Scope**

5. I have previously<sup>1</sup> set out the criteria I consider can be distilled from *Palmerston North CC v Motor Machinists Ltd*<sup>2</sup> in determining whether a submission is “on” a plan change or plan, including a variation.
6. In summary these are:

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<sup>1</sup> Minute Regarding Submissions the Council Considers to Not be “On” Stage 2 of the PDP, dated 16 April 2018

<sup>2</sup> [2014] NZRMA 519

- a) the focus of a submission must be on “specific provisions of the proposal”;<sup>3</sup>
- b) variations to the proposal which have not been evaluated in the section 32 analysis are unlikely to be addressing the change to the pre-existing status quo;<sup>4</sup>
- c) if the resource management regime for a site is not altered by a plan change, then a submission seeking a new management regime for that site is unlikely to be “on” the plan change;<sup>5</sup>
- d) incidental or consequential extensions of zoning changes proposed in a plan change are permissible, provided that no substantial section 32 analysis is required to inform affected persons of the comparative merits of that change.<sup>6</sup>

7. In her memorandum, counsel has referred specifically to the criteria in (a) and (c) above in support of the application to strike out parts of the submission.

#### **Submission 2663**

8. This submission has been lodged by the Aircraft Owners and Pilots Association of New Zealand (“the submitter”). Relevant to this application, the submission states the following:

- 2. *This submission related to the policy framework for informal airports within the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct. ... As a consequence of Rule 24.4.28 (informal airports in the Precinct) not being notified with the rest of Chapter 24, the AOPA did not have the opportunity to submit on the broader policy and standards framework applicable to informal airports in chapter 24. Given this, the AOPA submits now on the implications and interrelationship between Rule 24.4.28, the policies supporting informal airports in the Basin, and the standards applicable to informal airports. ...*
- 3. *... We assume the reasoning relating to control of informal airports in the Wakatipu Basin Rural Amenity*

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<sup>3</sup> Ibid at [38]  
<sup>4</sup> Ibid at [76]  
<sup>5</sup> Ibid at [81]  
<sup>6</sup> Ibid at [81]

*Zone is similar to that expressed in the Rural Zone S32 report as part of Stage 1 of the Plan review. ...*

6. *... furthermore whether the standards applicable to permitted informal airports (24.5.14) are appropriate for the Basin / Precinct Zones.*
7. *... In the Amenity Zone the proposal is that there should be 500m set back from any other zone or the notional boundary of any neighbouring residential dwelling. The problem with that approach is that it is generally impossible to comply with it. ...*
11. *... the noise limits prescribed in Chapter 36, table three would by themselves achieve this objective in the Wakatipu Basin, to protect residential amenity. We understand that this table would apply by virtue of 36.3.2.9.*
12. *An alternative but more complicated approach would be to apply the Amenity Zone proposals to the entire Basin with the minimum setback distance reduced to 150m.*

#### **Chapter 24 Provisions Relating to Informal Airports**

9. When Stage 2 was notified in November 2017, Chapter 24 provided for informal airports as a permitted activity (Rule 24.4.12 in Table 24.1). This activity was subject to the standards in Rule 24.5.14. Non-compliance with these standards required consent as a discretionary activity. The policy framework for these rules is explicitly provided by Policies 24.2.2.6 and 24.2.3.1, although various other policies relating to non-residential activities are also relevant.
10. With the notification of the variation in August 2018, informal airports within the Wakatipu Basin Lifestyle Precinct were classified as discretionary activities (Rule 24.4.28 in Table 24.2).
11. The relationship between the rules in Table 24.1 and Table 24.2 is explained by General Rule 24.3.3.1. This provides that the specific rules for the Precinct in Table 24.2 prevail over the general rules in Table 24.1. In the absence of specific rules in Table 24.2, the rules in Table 24.1 apply in both the Amenity Zone and the Precinct.



### **Effect of the Variation**

12. By notifying Table 24.2 in the August variation, the Council introduced five specific rules applying only in the Wakatipu Basin Lifestyle Precinct that effectively replaced the relevant general rules in Table 24.1 which would otherwise apply in both the Amenity Zone and the Precinct. No changes were made to the objectives and policies, nor were any changes made to the standards in Table 24.3.
13. Thus, in respect of informal airports, the effect of the variation is that, rather than them being permitted activities in the Amenity Zone and the Precinct subject to the standards in Rule 24.5.14, within the Precinct that activity is a discretionary activity. No change has been made to the activity status of informal airports in the Amenity Zone, nor to the standards applying to that permitted activity.

### **Preliminary Conclusions**

14. Without deciding the issue, it does appear to me that there is no scope for the submitter to seek to amend the objectives and policies relating to informal airports, or the activity status of informal airports in the Wakatipu Basin Amenity Zone, or the standards applying to informal airports in the Wakatipu Basin Amenity Zone.
15. It also appears to me that it is open to the submitter to seek that, in the Wakatipu Basin Lifestyle Precinct only, the noise limits prescribed in Chapter 36 table 3 apply in place of Rule 24.4.28. It also appears to me that it is open to the submitter to seek that the provisions for informal airports in the Wakatipu Basin Amenity Zone apply in the Precinct.

### **Timetable for Submissions**

16. The submitter is entitled to lodge submissions in response to the Council's application and in relation to my preliminary conclusions. Any such submissions are to be lodged with the Council by **12 noon on Friday 21 September 2018** (DP.Hearings@qldc.govt.nz).
17. The Council will have until **12 noon on Thursday 27 September 2018** to file and serve any reply submissions if they are necessary.

15 September 2018



Denis Nugent  
Hearing Panel Chair

**APPENDIX 4  
21 SEPT –  
S2663 AOPA RESPONSE TO  
STRIKE OUT APPLICATION**

**Before the Hearing Panel, QLDC Proposed District Plan: The Aircraft Owners and Pilots Association  
of New Zealand**

**Response to Submission by Counsel Seeking to strike our part of a submission and to a Minute  
from the Hearing Panel Chair.**

**Introduction.**

1. This submission is prepared from a layman's perspective, bearing in mind our understanding that district plans and the processes involved with them should be capable of being interpreted by the average person.

**Response to Notification.**

2. In paragraph 10 Counsel suggests that our submission is misleading in its introduction We do not agree with this for the following reasons :
3. The provision for informal airports was well signalled when the stage one proposals were notified. A fact sheet was prepared and a comprehensive S32 report was produced. At that time the stage one proposals for informal airports in the Rural Zone included the Wakatipu Basin. The association made submissions and was later heard by the panel. At that time and indeed up until August this year we were unaware that different provisions were contemplated for the basin. Over 20 other parties made similar submissions to the association regarding the stage one proposals. As far as we can ascertain no private group or individual who made submissions on informal airports in Stage One understood the need to submit on Stage Two.
4. There appears to have been no fact sheet about the Informal Airport proposals in stage two and no S32 report. We understand that a S32 report is required by the Act. Had one been prepared we would likely have become aware of the stage two proposals and would have been in a position to make a better considered, informed and more timely submission. Without a S32 proposal we are severely disadvantaged especially as Council, for reasons unknown to us, considers the Basin issues to be different. This was conveyed to us in a response to our suggestion that our appeal re stage one should be delayed until stage two had been determined. It has also become evident to the association, in preparing its stage 2 submission in respect of the Basin, that in addition to there being no specific S32 report for Informal Airports the section 32 report specifically relevant to Chapter 24 does not at all address informal airports, or why these would have different provisions / activity status as compared to other rural and rural living zones.
5. On 23 November 2017 QLDC counsel issued a memorandum relating to stage two of the proposed plan. The memorandum's purpose was to provide information on what would be notified on stage two and to relate that to submissions received on stage one. The memorandum had attached schedules which we took to be indicative of parties who made submissions on stage one that would be affected by stage two proposals. There was nothing mentioned regarding informal airports or the association's submission.
6. Although over 20 parties made similar submissions to the associations on stage one it appears that none have submitted on stage two. Discussions with some member submitters have revealed that this is because they also were unaware that for the Basin the matter had been reopened in stage two.

7. The Association has appealed the stage one informal airports determination. To do this we engaged legal counsel. We only became aware of the stage two proposals at that stage as our counsel had been closely following the entire planning process.

#### **On Point.**

1. The Motor Machinists Case. Both Counsel for QLDC and the Chair refer to this case although there is a slight difference in emphasis. QLDC Counsel, in paragraph 4.2 poses one of the questions to be asked as “whether there is a real risk that people affected by the plan change (if modified by the submission) would be denied an effective opportunity to participate in the process.” With respect we submit that this is exactly what has happened to the association and others who submitted on stage one. We simply thought that was the end of the process for the entire district and were not made aware that stage two contained further separate proposals requiring submission.
2. Furthermore, the changes sought by the association to objectives, policies and standards applicable to the rules of informal airports in Chapter 24 do not risk the denial of other persons in the participatory plan process given there is an opportunity for further submissions to be made. The association has in fact been vocal in its submission to potentially interested parties who were not otherwise aware of these proposed changes.
3. The Chair helpfully sets out further guidelines from the Machinists case. Item (b) states that variations to the proposal which have not been evaluated in a S32 analysis are unlikely to be addressing the pre existing status quo and item (d) states that incidental or consequential extensions of zoning changes are permissible provided that no substantial S32 analysis is required etc ---. The problem we have here is that there has been no S32 analysis with respect to rule changes for informal airports in Chapter 24 at all, and this places submitters at a disadvantage. It is therefore impossible to apply the Motor Machinists' rationale of whether a submission requires substantial 'further' section 32 analysis or not in this instance because there is no starting point for this from which submitters can understand the proposal in more detail.
4. Leaving that aside, we submit that by commenting on the proposals for the Lifestyle Precinct as well as the Amenity Zone, we are on point. We consider the issues from the perspective of informal airports to be similar for both and indeed similar to those pertaining to the Rural Zone. There are a significant number of rezoning requests across the Basin which seek to change / upzone or downzone Precinct and Amenity Zones, and some submissions which seek to oppose the Basin Variation in its entirety such that the zoning would then revert to the Stage 1 proposed zonings of Rural Zone and rural living zones. Furthermore, there are areas within the Basin boundary which have been excluded from the Variation (e.g. Ladies Mile) such that these areas remain a stage 1 zone and subject to stage 1 rules. Given this complexity of zoning, and the unknown resulting outcomes, the association submits that a strict interpretation of scope should be applied more cautiously. It does not make planning sense that different areas across the basin (which in itself is not a vast size) could end up being regulated by different rules relating to the same activity of informal airports, only because of administrative reasons from the Council's choice of a staged plan review. The association considers that a proposed rule which controls activities across different zones as opposed to rules which control effects should be treated differently in terms of scope because the consequences and the subject matter are broader. A S32 report on stage two

informal airports may have caused us to think differently but we don't have the benefit of one.

5. The ability to submit on a rule and its activity status naturally lends itself to the ability to submit on directly applicable standards, objectives and policies which go with the interpretation of that rule. A rule like that applicable to informal airports in the Precinct cannot be severed from or considered in isolation to its applicable standards. Without those standards and higher order provisions the rule (particularly with a discretionary status) is almost meaningless because there is no understanding as to how the rule will be applied. By analogy the association could have chosen to seek that new provisions be inserted for standards applicable specifically to the discretionary informal airports rule in the Precinct, and this would unlikely have been challenged for want of scope in the same unreasonable way. It is not justifiable that the same outcome could have been reached through technical wording differences in the submission, and this is supported by the approach directed in case law to not consider scope issues with 'undue legal niceties'.
6. This position is also justified in Environment Court case law, where previously submissions which referred to rules, but not supporting objectives and policies, were nevertheless contemplated as an entire relief package. This case law allows for 'necessary modifications' to associate objectives and policies as a result of submissions to rules:

*Although it is true that no new objectives and policies were actually formulated in either referrers' submission, there can be little doubt that both submissions signalled that the relief package was intended to include such modification to the objectives and policies as might be necessary to support the proposed rules. In my opinion the "workable" approach discussed by Panckhurst J required the Environment Court to take into account the whole relief package detailed in each submission when considering whether the relief sought had been reasonable and fairly raised in the submissions. Given the nature of the proposed rules I cannot conceive that anyone could have been under any illusion that the submissions were seeking not only a reduction in lot size (and associated relaxation in relation to dwellings) but also any necessary modification to the objectives and policies. In other words, I do not think that anyone could justifiably complain that they would have lodged a submission if they had been aware that the referrers were seeking amendments to the objectives and policies. They were on notice that such amendments were contemplated.<sup>1</sup>*

7. Clearly a submission on a rule anticipates associated and necessary modification to specific standards, objectives, and policies relating to the interpretation of that rule. As in the case above, other submitters are on notice as to the association's submission and have the ability to now further submit. There is no prejudice to the proposal or submitters. We understand that at this stage stream 14 hearings have adjourned and not closed, and decisions have not yet been issued. The provisions the subject of late notification in this submission round will need to be reconsidered in full by the stream 14 hearings panel in any event and parties have the same ability to be involved as they were the first time around.

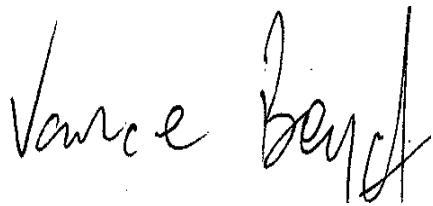
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<sup>1</sup> JG & H Shaw and Halswater Holdings Limited and Applefields Limited v Selwyn District Council, AP41/00, at [31].

8. If the matter proceeds as it is proposed by Counsel for QLDC, the practical position is that the Panel will be considering provisions for the Precinct but not the Amenity Zone. If the association's submissions were accepted in full or in part this could lead to the Precinct having different more liberal provisions than the Zone which would be somewhat silly.

### Summary

1. The association submits that the current position is very messy.
2. This has been brought about by the lack of a S32 report and by those who submitted regarding informal airports at Stage One not being aware of the Stage Two proposals.
3. Should the Chair think it desirable the association is prepared to enter into discussions with council regarding the process going forward.

A handwritten signature in black ink that reads "Vance Boyd". The signature is written in a cursive, slightly slanted style.

Vance Boyd

For The Aircraft Owners and Pilots Association of New Zealand.

21 September 2018.

**APPENDIX 5  
27 SEPT - S2239 QLDC T14 SCOTT  
S REPLY SUBMISSIONS  
RESPONDING TO SUBMITTER 2663  
REGARDING STRIKE OUT**

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of Hearing Stream 14 –  
Wakatipu Basin

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**REPLY SUBMISSIONS FOR QUEENSTOWN LAKES DISTRICT  
COUNCIL RESPONDING TO SUBMITTER 2663 REGARDING STRIKE  
OUT**

**27 September 2018**

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**MAY IT PLEASE THE PANEL:**

1. This memorandum is filed on behalf of the Queenstown Lakes District Council (**Council**) to provide a response to the Aircraft Owners and Pilots Association of New Zealand (**Association**) (2663) Response dated 21 September 2018 (**Response**).<sup>1</sup> The Response, and these Reply Submissions relates to the Council's application to strike out part of the Association's submission (**Application**).<sup>2</sup>
2. Council sought to strike out part of the Association's submission under section 41D of the RMA.
3. The Panel (by **Minute**) provided an opportunity for the Association to file a response to the Application by 12 noon 21 September 2018, which it has done.
4. Council acknowledges the Association's Response, however respectfully considers it has raised no new information that affects the Council's position as expressed in its Application, nor the helpful analysis included in the Chair's minute of 15 September 2018, relating to:
  - (a) Table 24.2 as notified on 9 August 2018;
  - (b) legal principles regarding scope;
  - (c) Submission 2663 itself;
  - (d) Chapter 24 provisions relating to informal airports;
  - (e) the effect of the variation; and
  - (f) preliminary conclusions.
5. The Chair's analysis is accepted and adopted for the purposes of these Reply Submissions.
6. In addition, the Council wishes to make some further discrete submissions.

1 <https://www.qldc.govt.nz/assets/Uploads/S2663-AOPA-Response-to-strike-out-appn.pdf>

2 <https://www.qldc.govt.nz/assets/Uploads/QLDC-Scott-S-application-for-part-of-submission-to-be-struck-out.pdf>

### **Agreement with Chair on scope for Precinct**

7. Council reiterates its acceptance that the Association has scope to seek a range of changes on Discretionary Activity, Informal Airports Rule 24.4.28, in the Lifestyle Precinct. That relief includes that the noise limits prescribed in Chapter 36 Table 3, may apply in place of notified Rule 24.4.28. That part of the submission is accepted as far as it applies to the Lifestyle Precinct.

### **Objectives and policies for Informal Airports, and the activity status and standards for informal airports in the Wakatipu Basin Rural Amenity Zone**

8. At paragraph 3 of its Response the Association states it had no knowledge that different provisions were contemplated for the Wakatipu Basin, despite also acknowledging that they had received and read counsel's memorandum of 23 November 2017, relating to Stage 2 of the PDP.<sup>3</sup> That memorandum clearly sets out that a new chapter would be notified for the Wakatipu Basin, and also set out a number of submissions that were deemed to be on the variation. The Association appears to rely on this memorandum as reason for not having an interest in Stage 2.
9. In fact, the purpose of the memorandum was to provide information to the Panel as to what will be notified as part of Stage 2 of the PDP, and advise on what PDP (Stage 1) provisions, and submissions and further submissions on those provisions, would be deemed to be on the variation.<sup>4</sup> Otherwise the memorandum was advising the Panel (and submitters on Stage 1) of what was to be notified in Stage 2. This included, it is submitted, a clear explanation of the scope of the Wakatipu Basin Rural Amenity Zone as it applied to the Stage 2 plan maps.
10. In addition, at the end of Hearing Stream 2 the Panel issued a Minute regarding Wakatipu Basin Planning Study dated 1 July

3 <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Memorandums/General/S0001-QLDC-ScottS-Memorandum-of-counsel-relating-to-Stage-2-and-variation-to-Stage-1.pdf>

4 At paragraph 1.

2016,<sup>5</sup> where it reached a preliminary view that a detailed study of the Wakatipu Basin floor was required.<sup>6</sup> This was because the Panel considered that the zoning and rules notified for the Wakatipu Basin as part of Stage 1 was unlikely to achieve the Strategic Direction of the PDP in the Basin over the life of the PDP.<sup>7</sup> By Memorandum dated 8 July 2016, the Council confirmed it would undertake such a study.<sup>8</sup> The Association has consequently been on noticed since July 2016 that that different provisions were contemplated for the Wakatipu Basin.

11. These comments are simply to provide examples that respond to the suggestion that there was no communication or knowledge of the Wakatipu Basin chapter and variation.
12. The Wakatipu Basin chapter was then duly publicly notified in the same way that Stage 1 of the PDP was notified. The Chair's Minute at paragraphs 9 – 11 set out the relevant provisions within the chapter relating to informal airports in the Rural Amenity Zone. It is clear from a reading of Chapter 24, that the issue of informal airports in the Wakatipu Basin, was covered by the new chapter.
13. The Association places emphasis on the lack of a section 32 Report on informal airports in the Wakatipu Basin Zone, at the time Chapter 24 was notified in Stage 2. It submits that an absence of a section 32 analysis was part of the reason why they did not identify that a rule for informal airports in the Amenity Zone was included in the notified Chapter.
14. A section 32 report was prepared and made available at notification of Chapter 24.<sup>9</sup> The submission by the Association that there is no section 32 report on informal airports is submitted to be incorrect.

5 <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Memorandums/General-Memorandum-Requesting-Wakatipu-Basin-Planning-Study-1-7-16.pdf>

6 At paragraph 12.

7 At paragraph 8.

8 <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Memorandums/General-Second-Minute-Re-Wakatipu-Basin-Floor-Study-8-7-16.pdf>

9 <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-2/Section-32-Stage-2/Section-32-Chapter-24-Wakatipu-Basin.pdf>

15. At page 36 the report states that “the policy framework protects legally established informal airports from the establishment of incompatible activities and ensures reverse sensitivity effects likely to arise between residential lifestyle and non-residential activities are avoided or mitigated”.
16. The section 32 report takes an approach where activities are considered more generally, and consideration is given to, for example, non-residential activities as a group. Non-residential activities are evaluated within the report.
17. In addition, the introduction of the report is clear that Chapter 24 applies to **all land** identified as Wakatipu Basin Rural Amenity Zone or Lifestyle Precinct within the plan maps attached to the Stage 2 PDP notification bundle.<sup>10</sup> It then goes on to say that all of the land covered by the Amenity Zone was notified in Stage 1 as Rural Zone, Rural Lifestyle Zone or Rural Residential Zone, and that the notification of Chapter 24 and the Amenity Zone is therefore a variation to the plan maps.
18. In relation to the comment by the Association on the *Motor Machinist* case, it is submitted that the criteria is of limited relevance in this instance, except to refer to the comments above that the section 32 report is not silent on informal airports, and it was very clear in the section 32 report that a new chapter was being notified to replace the Rural, Rural Residential and Rural Lifestyle chapters in the Wakatipu Basin, as was the plan maps and associated public notice. The submission by the Association that the Council seeks to strike out, is not on the specific provisions of the notified variation to Chapter 24, which relates only to the Lifestyle Precinct.

### **Prejudice to others**

19. The Association also considers that there is *no prejudice to the proposal or submitters* as other submitters are on notice as to the Association's submission and have the ability to further submit. In

<sup>10</sup> At page 3.

addition, the Association relies on the fact that Stream 14 has been adjourned and not closed, and that decisions have not been issued.

20. The Council has already held a 3 week hearing on the Wakatipu Basin Chapter, which included consideration of submission on the informal airport objectives and policies, rules and standards.
21. The Association is essentially asking the Council to hold a new hearing, which may mean that each of those interested submitters may need to take notice of the relief being sought by the Association. They may need to re-appear at any resumed hearing. Council submits that is unfair on those submitters (and indeed the Council) who have already given their time (and possibly cost) to engage in the issue of the Wakatipu Basin chapter, over the last 10 months.

### **Conclusion**

22. Council submits that the Chair's preliminary conclusions in paragraphs 14 and 15 of his Minute are correct and respectfully request that a decision be issued. Specifically, that there is no scope for the Association to seek to amend the objectives and policies relating to informal airports, or the activity status of informal airports in the Amenity Zone, or the standards applying to informal airports in the Amenity Zone. Those provisions were notified with the rest of Stage 2 on 23 November 2017, and that was the Association's opportunity to submit on them.

**DATED** this 27<sup>th</sup> day of September 2018



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S J Scott / C J McCallum  
Counsel for Queenstown Lakes District  
Council

**APPENDIX 6  
30 SEPT –  
S2 DECISION ON APPLICATION TO  
STRIKE OUT PART S2663**

IN THE MATTER of the Resource  
Management Act 1991

AND

IN THE MATTER of the Queenstown Lakes  
Proposed District Plan

AND

IN THE MATTER Stream 14: Wakatipu Basin

### **DECISION ON REQUEST TO STRIKE OUT S2663 IN PART**

#### **Introduction**

1. The Council has requested that part of Submission 2663 lodged by Aircraft Owners and Pilots Assn of New Zealand (AOPANZ) be struck out under section 41D of the Act<sup>1</sup>.
2. A minute dated 15 September 2018 provided the submitter with an opportunity to respond to this request, and the Council the opportunity to reply to any response received. In this minute I provided my preliminary views on the issues to assist the submitter. I now have before me the response of the submitter dated 21 September 2018 and the Council's reply dated 27 September 2018.
3. The Council has delegated its powers to make procedural decisions in respect of Stage 2 of the PDP to me under section 34 of the Act. That includes the powers provided under section 41D of the Act to strike out submissions.

#### **Background**

4. Chapter 24 – Wakatipu Basin was publicly notified on 23 November 2017 as part of Stage 2 of the PDP. Submissions closed on 23 February 2018.
5. The public notice identified Chapter 24 in the following way:

***A new Wakatipu Basin Chapter and zone and related provisions, including:***

- *Introduction of a new Wakatipu Basin Rural Amenity Zone, including a Lifestyle Precinct that will provide for subdivision of land in the precinct to an average lot size of 1 hectare with a minimum lot size of 0.6ha.*

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<sup>1</sup> Memorandum of Counsel on Behalf of Queenstown Lakes District Council Seeking to Strike Out Part of a Submission Point Under Section 41D of the RMA, dated 14 September 2018

- *For all other areas of the Wakatipu Basin Rural Amenity Zone, subdivision of land under 80 hectares will be a non-complying activity.*
- *The new zone is a variation to land notified in Stage 1 of the Proposed District Plan as Rural, Rural Lifestyle and Rural Residential within the Wakatipu Basin area.*

6. In addition to the public notice, on 23 November 2017 all submitters on Stage 1 of the PDP were sent a copy of a memorandum of counsel explaining the contents of Stage 2<sup>2</sup>. In relation to the Wakatipu Basin, this memorandum contained the following<sup>3</sup>:

*A new Wakatipu Basin Chapter 24 will be notified. Proposed Chapter 24 provides a framework of objectives, policies, zones and rules for the Wakatipu Basin. The Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct will be notified on the planning maps. All of the Wakatipu Basin Rural Amenity Zone will cover land previously notified in Stage 1, and therefore will be a variation to the planning maps as far as the Rural, Rural Lifestyle and Rural Residential zones previously notified for this land in Stage 1 will be replaced with the proposed Wakatipu Basin Rural Amenity Zone and Wakatipu Basin Lifestyle Precinct.*

*The proposed new zone will be located on planning maps 10, 13, 13d, 15, 26, 27, 28, 29, 30, 31, 31a, and 39.*

7. The memorandum also stated<sup>4</sup>:

*For the purposes of submissions, the intention is that submitters make a separate submission for any of the six discrete Stage 2 topics that interest them (which may contain numerous submission points), whether their area of interest is new PDP (Stage 2) chapters, or variations to the PDP (Stage 1).*

8. I note that APOANZ lodged a submission and further submission on Stage 1<sup>5</sup>. It did not lodge a submission on Stage 2 in the period between 23 November 2017 and 23 February 2018, although it does record that it received the Council's memorandum<sup>6</sup>.

9. During the hearing of submissions, it became apparent that Table 24.2 had been inadvertently omitted from Chapter 24 when it was first notified. As a result, the

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<sup>2</sup> Memorandum of Counsel on Behalf of the Queenstown Lakes District Council Advising Panel on Matters Relating to Stage 2 of the Queenstown Lakes Proposed District Plan, dated 23 November 2017

<sup>3</sup> Ibid at paragraphs 22 and 23

<sup>4</sup> Ibid at paragraph 6

<sup>5</sup> Submission 211 and FS1066

<sup>6</sup> AOPANZ Response to Submission by Counsel Seeking to Strike Out, dated 21 September 2018 at paragraph 5



Council notified, as a variation to Chapter 24, the five rules<sup>7</sup> in Table 24.2 for submissions on 9 August 2018.

10. It is the submission lodged by APOANZ on this variation dated 5 September 2018<sup>8</sup> which the Council is challenging.

### **Legal Principles Regarding Scope**

11. I have previously<sup>9</sup> set out the criteria I consider can be distilled from *Palmerston North CC v Motor Machinists Ltd*<sup>10</sup> in determining whether a submission is “on” a plan change or plan.
12. In summary these are:
- a) the focus of a submission must be on “specific provisions of the proposal”;<sup>11</sup>
  - b) variations to the proposal which have not been evaluated in the section 32 analysis are unlikely to be addressing the change to the pre-existing status quo;<sup>12</sup>
  - c) if the resource management regime for a site is not altered by a plan change, then a submission seeking a new management regime for that site is unlikely to be “on” the plan change;<sup>13</sup>
  - d) incidental or consequential extensions of zoning changes proposed in a plan change are permissible, provided that no substantial section 32 analysis is required to inform affected persons of the comparative merits of that change.<sup>14</sup>

### **Discussion**

13. Relevant to this application, AOPANZ’s submission states the following:

2. *This submission related to the policy framework for informal airports within the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct. ... As a consequence of Rule 24.4.28 (informal airports in the Precinct) not being notified with the rest of Chapter 24, the AOPA did not have the opportunity to submit on the broader policy and*

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<sup>7</sup> Rules 24.4.25, 24.4.26, 24.4.27, 24.4.28 and 24.4.29

<sup>8</sup> Submission 2663

<sup>9</sup> Minute Regarding Submissions the Council Considers to Not be “On” Stage 2 of the PDP, dated 16 April 2018

<sup>10</sup> [2014] NZRMA 519

<sup>11</sup> *Ibid* at [38]

<sup>12</sup> *Ibid* at [76]

<sup>13</sup> *Ibid* at [81]

<sup>14</sup> *Ibid* at [81]

*standards framework applicable to informal airports in chapter 24. Given this, the AOPA submits now on the implications and interrelationship between Rule 24.4.28, the policies supporting informal airports in the Basin, and the standards applicable to informal airports. ...*

3. *... We assume the reasoning relating to control of informal airports in the Wakatipu Basin Rural Amenity Zone is similar to that expressed in the Rural Zone S32 report as part of Stage 1 of the Plan review. ...*
6. *... furthermore whether the standards applicable to permitted informal airports (24.5.14) are appropriate for the Basin / Precinct Zones.*
7. *... In the Amenity Zone the proposal is that there should be 500m set back from any other zone or the notional boundary of any neighbouring residential dwelling. The problem with that approach is that it is generally impossible to comply with it. ...*
11. *... the noise limits prescribed in Chapter 36, table three would by themselves achieve this objective in the Wakatipu Basin, to protect residential amenity. We understand that this table would apply by virtue of 36.3.2.9.*
12. *An alternative but more complicated approach would be to apply the Amenity Zone proposals to the entire Basin with the minimum setback distance reduced to 150m.*
14. When Stage 2 was notified in November 2017, Chapter 24 provided for informal airports as a permitted activity (Rule 24.4.12 in Table 24.1). This activity was subject to the standards in Rule 24.5.14. Non-compliance with these standards required consent as a discretionary activity. The policy framework for these rules is explicitly provided by Policies 24.2.2.6 and 24.2.3.1, although various other policies relating to non-residential activities are also relevant.
15. With the notification of the variation in August 2018, informal airports within the Wakatipu Basin Lifestyle Precinct were classified as discretionary activities (Rule 24.4.28 in Table 24.2).
16. The relationship between the rules in Table 24.1 and Table 24.2 is explained by General Rule 24.3.3.1. This provides that the specific rules for the Precinct in Table 24.2 prevail over the general rules in Table 24.1. In the absence of specific

rules in Table 24.2, the rules in Table 24.1 apply in both the Amenity Zone and the Precinct.

17. By notifying Table 24.2 in the August variation, the Council introduced five specific rules applying only in the Wakatipu Basin Lifestyle Precinct that effectively replaced the relevant general rules in Table 24.1 which would otherwise apply in both the Amenity Zone and the Precinct. No changes were made to the objectives and policies, nor were any changes made to the standards in Table 24.3.
18. Thus, in respect of informal airports, the effect of the variation is that, rather than them being permitted activities in the Amenity Zone and the Precinct subject to the standards in Rule 24.5.14, within the Precinct that activity is a discretionary activity. No change has been made to the activity status of informal airports in the Amenity Zone, nor to the standards applying to that permitted activity.
19. It appears from the response provided by AOPANZ on 21 September, that AOPANZ chose not to lodge submissions on Chapter 24 when it was notified in November 2017. This may have been a result of misinterpretation of the public notice and Council's memorandum on the Association's part. However, I do note that three parties lodged submissions on Rule 24.4.12<sup>15</sup> and two parties lodged submissions on Rule 24.5.14<sup>16</sup>.
20. The notification of Table 24.2 on 9 August 2018 did not provide a second opportunity for anyone to lodge submissions on any objectives and policies in Chapter 24, or on any rule other than Rules 24.4.25, 24.4.26, 24.4.27, 24.4.28 and 24.4.29, irrespective of their reasons for not lodging a submission during the period from 23 November 2017 to 23 February 2018. As I stated above, the focus of a submission must be on the specific provisions of the proposal – that is, Rules 24.4.25, 24.4.26, 24.4.27, 24.4.28 and 24.4.29.
21. AOPANZ have claimed that there was no the Section 32 Report in respect of the informal airport provisions. Ms Scott has drawn my attention to the contents of the Section 32 Report made available at the notification of Chapter 24<sup>17</sup>. While that document does not contain extensive discussion specific to informal airports, a cursory examination of Chapter 24 would have identified that specific rules were proposed for them in the Wakatipu Basin.
22. AOPANZ have also suggested that it would be denied an effective opportunity to participate in the process if the broadly stated parts of its were struck out. The

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<sup>15</sup> Submissions 2231.16 and 2433.3 opposing the rule, and Submission 2540.25 supporting it

<sup>16</sup> Submissions 2276.18 and 2097.6

<sup>17</sup> Reply Submissions for Queenstown Lakes District Council Responding to Submitter 2663 Regarding Strike Out, dated 27 September 2018, at paragraphs 14 to 16

opportunity for the Association to participate in the process was provided on 23 November 2017. It chose not to take up that opportunity. I am satisfied that the Council gave adequate notice, both in the public notice on 23 November 2017 and in the memorandum issued on the same day, that submitters would need to make submissions on Stage 2 provisions if they wished to participate in the process.

23. The Hearing Panel has held three weeks of hearings solely on Chapter 24 and zoning in the Wakatipu Basin. These concluded on 26 July 2018. I accept Ms Scott's submission that to hold a new hearing on the objectives and policies relating to informal airports and Rules 24.4.12 and 24.5.14 would be unfair to those submitters already heard, and on the Council, in terms of inconvenience, cost and delay.
24. As I noted in the Minute of 15 September 2018, it is open to the submitter to seek that, in the Wakatipu Basin Lifestyle Precinct only, the noise limits prescribed in Chapter 36 Table 3 apply in place of Rule 24.4.28. I also noted that it is open to the submitter to seek that the provisions for informal airports in the Wakatipu Basin Amenity Zone apply in the Precinct. Such an outcome would be achieved by deleting Rule 24.4.28.
25. Having considered the material provided by AOPANZ and the Council's reply I am satisfied that those alternate reliefs are all that are available to AOPANZ and that various other amendments proposed to other provisions in Chapter 24 should be struck out as disclosing no reasonable or relevant case, and that it would be abuse of the hearing process to allow those parts of the submission to be taken further.

### **Decision**

26. For the reasons set out above, the parts of Submission 2663 lodged by Aircraft Owners and Pilots Assn NZ that do not relate directly to Rule 24.4.28 are struck out under section 41D, and relief available to the submitter is limited to, in the alternative:
  - a) in the Wakatipu Basin Lifestyle Precinct only, the noise limits prescribed in Chapter 36 Table 3 (Rules 36.5.10 and 36.5.11) apply in place of Rule 24.4.28;  
or
  - b) that Rule 24.4.28 be deleted and the provisions for informal airports in the Wakatipu Basin Amenity Zone apply in the Wakatipu Basin Lifestyle Precinct.

30 September 2018

A handwritten signature in blue ink, appearing to read "Nugent". The signature is fluid and cursive, with the first letter being a large capital 'N'.

Denis Nugent  
Hearing Panel Chair

**APPENDIX 7  
27 SEPT –  
EMAIL CORRESPONDENCE**

**From:** Vance Pvt [mailto:rvcnb@xtra.co.nz]  
**Sent:** Thursday, September 27, 2018 2:35 PM  
**To:** Hope Marson  
**Subject:** Re: QLDC T14 Reply Submissions responding to Submitter 2663

Hi Hope,

Thanks for forwarding this.

I appreciate that there is a limit to discussion about the strike out application however there's one factual matter that I don't want anyone to be misled on. Counsel for QLDC have assumed that the Association became aware of the Memo of 23 November at the time it was issued or shortly after. In fact we only became aware of it after the strike out application was made about two weeks ago. As I have said we were unaware of the need to again submit on Informal Airports and researched back in case we had missed something.

Hopefully this clarifies this aspect.

Regards  
 Vance

Sent from my iPad

On 27/09/2018, at 1:40 PM, Hope Marson <[Hope.marson@qldc.govt.nz](mailto:Hope.marson@qldc.govt.nz)> wrote:

Hi Vance

Please find attached the Reply Submissions responding to Submitter 2663 regarding strike out on behalf of the Queenstown Lakes District Council. These can also be found on our website [here](#).

Kind Regards

Hope

---

**Hope Marson** | District Plan Hearings Administrator  
 Planning and Development  
 Queenstown Lakes District Council  
 DD: +64 3 441 1783 |  
[hope.marson@qldc.govt.nz](mailto:hope.marson@qldc.govt.nz)

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<S2239 QLDC T14 Scott S Reply Submissions responding to Submi

**APPENDIX 8  
DISTRICT PLAN FACT SHEET –  
RURAL ZONE INFORMAL AIRPORT**



DISTRICT PLAN  
FACT SHEET

10

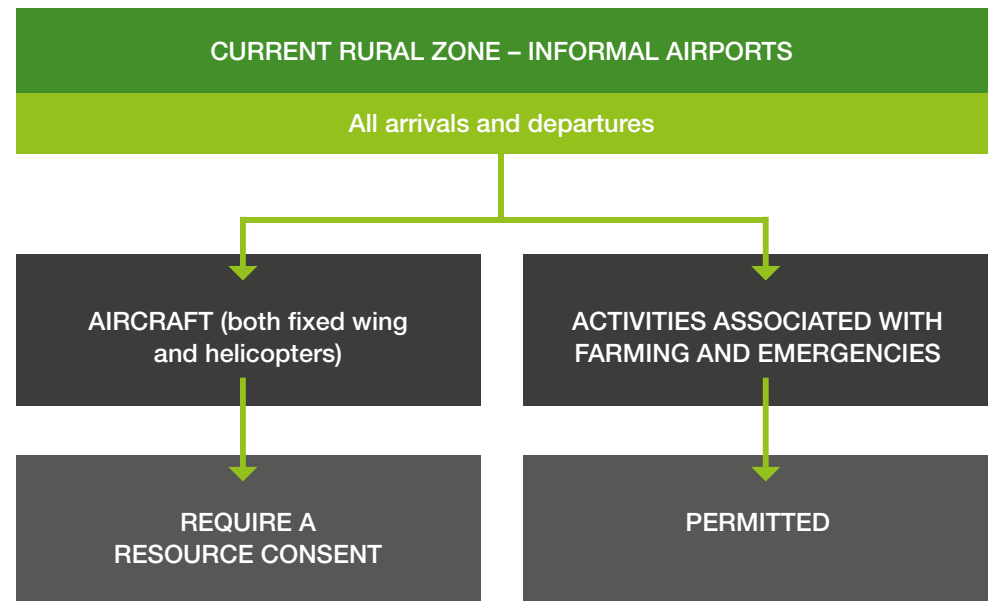
# Rural Zone – Informal Airports

## The existing situation

**Currently, all arrivals and departures of aircraft (both fixed wing and helicopters), with the exception of activities associated with farming and emergencies, fall under the definition of an 'airport' and require a resource consent.**

This means that a large amount of resource consent applications are required to be made, even for dropping skiers, hunters or trampers in remote locations. In addition, aircraft operators are required to obtain separate approvals from the Department of Conservation or Land Information New Zealand where it involves national parks or crown pastoral land.

Aircraft can have nuisance effects on people who live nearby to landing areas and can also affect the experience of people enjoying the national parks and back country areas. Managing the nature and intensity of airports is an important role of the Council.



## What we are trying to achieve?

The rules can be improved to reduce the amount of resource consents required to land in remote locations, without these activities becoming a nuisance to people.

A new definition is proposed that recognises 'informal airports' as different to aerodromes such as Queenstown and Wanaka airports. New rules will permit informal airports subject to the following:

### ON PUBLIC CONSERVATION LAND WHERE A CONCESSION HAS BEEN GRANTED BY DOC, AND ON CROWN PASTORAL LAND WHERE A RECREATION PERMIT HAS BEEN GRANTED:

- if the informal airport is located a minimum distance of 500 metres from any formed legal road or the notional boundary of any residential unit or approved building platform not located on the same site.

### INFORMAL AIRPORTS ON ALL OTHER RURAL ZONED LAND:

- they do not exceed a frequency of 3 flights per week;
- they are located a minimum distance of 500 metres from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site.

The changes are intended to make it easier to operate without the need for a resource consent in remote locations. Within more built up areas, a resource consent would usually be required because it would be more difficult to comply with the rules.



## What will stay the same?

Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities will be permitted.

Informal airports in the Rural Lifestyle, Rural Residential and urban zones will not be permitted. Any landings or take offs will require a resource consent.

## Want to get into more detail?

Visit [www.qldc.govt.nz/proposed-district-plan](http://www.qldc.govt.nz/proposed-district-plan) to read the full provisions or a range of other resources.

**APPENDIX 9  
DISTRICT PLAN FACT SHEET –  
WAKITIPU BASIN CHAPTER 24  
VARIATION**



# Wakatipu Basin Chapter 24 (Variation)

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A new zone has been created in the Proposed District Plan (PDP) to better manage the special character of the Wakatipu Basin.

---

Following hearings for the Proposed District Plan Strategic and Rural chapters in July 2016, the Hearings Panel felt that the existing and proposed rules for

the Wakatipu Basin would be unlikely to achieve the strategic direction of the PDP. The panel also noted that without careful assessment, further development within the Wakatipu Basin could potentially cause irreversible damage the character and amenity values which make the area so special.

In response, the Council undertook a study to understand whether the Wakatipu Basin could absorb further development and to recommend methods to ensure the special character and amenity of the area is appropriately managed.

As a result, the Council has identified a new zone that distinguishes the Wakatipu Basin from the rest of the District's rural and rural living areas and seeks to restrict rural subdivision and development.

## WHAT'S BEING PROPOSED:

The proposed Wakatipu Basin Rural Amenity Zone and Lifestyle Precinct will replace the existing Rural Zone, Rural Residential and Rural Lifestyle Zones in the Wakatipu Basin.

The zone and precinct are based on the outcome of the Wakatipu Basin Land Use Planning Study (March 2017). You can read the study in full at [www.qldc.govt.nz/proposed-district-plan](http://www.qldc.govt.nz/proposed-district-plan)

### Wakatipu Basin Rural Amenity Zone - summary

- Residential activity is permitted on each site, however all residential buildings will require resource consent as a restricted discretionary activity.
- There will be a focus on preserving the landscape and rural amenity values of the Wakatipu Basin.
- For any future subdivision new sites will require a minimum area of 80 hectares.

### Wakatipu Basin Lifestyle Precinct (part of the Wakatipu Basin Amenity Zone) - summary

- The Lifestyle Precinct comprises land within the Wakatipu Basin Rural Amenity Zone has been identified as having capacity to absorb higher levels of development, with a density of one residential unit per 6,000m<sup>2</sup> and an average density of 10,000m<sup>2</sup> (one hectare) over the Lifestyle Precinct area overall.
- All buildings will require a restricted discretionary activity resource consent to ensure the visual effects of buildings and residential activity are appropriately managed.



The following table summarises the key differences between the Proposed District Plan Zoning and the Wakatipu Basin Rural Amenity Zone:

ZONE	RULES FOR RESIDENTIAL ACTIVITY	MINIMUM AREA REQUIRED FOR A SUBDIVISION
Proposed District Plan: Rural Zone	All residential activity and buildings require resource consent as a discretionary activity. The construction and alteration of buildings within an approved building platform is a permitted activity, subject to standards.	No minimum. All subdivision is a Discretionary activity.
Proposed District Plan: Rural Lifestyle Zone	Residential activity and buildings are permitted providing the minimum area and subdivision standards are met. The construction and alteration of buildings within an approved building platform is a permitted activity, subject to standards.	1 hectare with a 2 hectare average required over the area to be subdivided.
Proposed District Plan: Rural Residential Zone	Residential activity and buildings are permitted providing the minimum area and subdivision standards are met. The construction and alteration of buildings is a permitted activity, subject to standards.	4000m <sup>2</sup>
Variation: Wakatipu Basin Rural Amenity Zone	Residential activity on each site is permitted, all buildings including any buildings within any previously approved building platform require resource consent as a restricted discretionary activity.	80 hectares
Variation: Wakatipu Basin Rural Amenity Zone - Lifestyle Precinct	Residential activity on each site is permitted, all buildings including any buildings within any previously approved building platform require resource consent as a restricted discretionary activity.	6000m <sup>2</sup> (0.6ha) with an average over the area to be subdivided of 10,000m <sup>2</sup> (1 ha).

**THIS CHAPTER IS A VARIATION TO THE PROPOSED DISTRICT PLAN. BUT WHAT DOES THAT MEAN?**

A variation is simply a change to any part of the Proposed District Plan. It is called a variation (rather than a plan change) because the Proposed District Plan is not yet operative.

Anyone can make a submission on a variation. Keep in mind that if you have already made a submission relating to land within the Wakatipu Basin area, it will also be relevant to the variation and will automatically be considered in this process. You can add to your original submission or withdraw your original submission and make a new one if you wish.

Want to get into more detail?

Full details and other resources are available at [www.qldc.govt.nz/proposed-district-plan](http://www.qldc.govt.nz/proposed-district-plan)

**APPENDIX 10  
QLDC DISTRICT PLAN  
NOTIFICATION SUMMARY JUL 15**



A SNAPSHOT

# Proposed Queenstown Lakes District Plan



QUEENSTOWN  
LAKES DISTRICT  
COUNCIL



## This fact sheet is a summary of the key changes being proposed for each chapter of the Proposed District Plan (Stage 1).\*

### OUR DISTRICT

Our district is facing many challenges that this plan is trying to address: High growth projections, pressure on transport and roading networks, tourism growth, high demand on services, and lack of or poor quality housing.

### GET INVOLVED

This is your chance to join in and be part of setting the strategic direction for our district.

Everything you need to make an informed submission can be found at [www.qldc.govt.nz](http://www.qldc.govt.nz). Submissions close on 23 October.

### OUR GOAL

Overall, our goal was to produce a District Plan which is easier to use and reduce the number of rules and limits on your freedom to develop your property, balanced with providing reasonable protection of important things such as sunlight, privacy and landscape values.

### MORE DETAIL

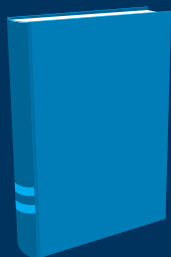
This is a summary of some of the key proposed changes. There may be others not summarised here that affect you.

If you'd like more detail or wish to read any of the chapters in full go to [www.qldc.govt.nz](http://www.qldc.govt.nz)

A duty policy planner will be available to talk on the phone or in person during the whole notification period. Please phone **03 441 0499** (Queenstown) or **03 443 0024** (Wanaka) if you'd like help to understand the proposals.

*\*Some of the chapters excluded from Stage 1 are: Townships, Industrial and Transport. These will be addressed in Stage 2, commencing late 2016.*

## PART 1



# Introduction

## INTRODUCTION

- Simplified language.
- Resource Management Act (RMA) amendments require more detailed information to be provided with consent applications. This chapter now directs applicants to the relevant forms and guidance.

## DEFINITIONS

- Proposes changes to a number of definitions including building, building height, clearance of vegetation, indigenous vegetation, residential flat.
- Proposes significant changes to the definition of Residential Flat: Specifically a flat can be detached (as well as attached) and is limited to 70 square metres in area.

## PART 2



# Strategy

## STRATEGIC DIRECTION

- A new chapter setting the overall direction for the management of growth, land use and development in a way that ensures sound management of our district's special qualities.

### GETTING LOST IN THE JARGON?

We've included a plain english glossary attached to this fact sheet to help you understand some of the more technical terms.

## URBAN DEVELOPMENT

- Establishes strategic policy to manage future growth pressures in urban areas.
- Establishes Urban Growth Boundaries for Queenstown, Arrowtown and Wanaka.

## TANGATA WHENUA CHAPTER

- All provisions have been brought together into a dedicated chapter which includes statutory acknowledgements and reference to Iwi Management Plans.

## LANDSCAPES

- Outstanding Natural Features and Landscapes will be identified on the District Plan maps, providing more certainty to applicants and reducing costs. Current rules mean that at the moment these landscapes are identified on a case by case basis at the time of application.

## PART 3



# Urban Environment

## LOW DENSITY RESIDENTIAL ZONE (LDR)

Parts of the existing LDR Zone (in Fernhill, Queenstown, Frankton, Arrowtown and Wanaka) are proposed to form a new Medium Density Zone. Please see the maps on the QLDC website to determine whether your property falls within the LDR Zone or the proposed Medium Density Zone.

- Proposes rules to allow low impact infill development to a maximum of 1 house per 300m<sup>2</sup> of existing site area. New buildings will be subject to a range of standards such as building separation and height limits.

- Changes to Visitor Accommodation (VA) rules relating to the number of nights the property is used for VA and associated effects.
- Recognising the current housing and accommodation shortage in the District, QLDC has applied to the Environment Court to seek immediate legal effect of some rules which apply to residential units and flats. If approved, these rules will still need to be balanced with existing rules on a case-by-case basis.
- Includes rules requiring sound insulation for new housing in some areas near Queenstown Airport.

## MEDIUM DENSITY RESIDENTIAL ZONE

- A new zone providing for higher density housing, generally being two storeys in height. New housing will be subject to high standards of urban design.
- Incentives provided for proposals which can achieve a 6-star level using the New Zealand Green Building Council Homestar™ Tool. To encourage timely development, these incentives will expire five years after the zone is made operative.
- In Arrowtown, resource consent will be required for proposals of more than one residential unit per site. Applications must address requirements of the Arrowtown Design Guidelines.
- Consistent height limit applied for both flat and sloping sites. 7m height limit for Wanaka and Arrowtown; 8m elsewhere. More than two storeys may be possible on some sloping sites where the development is able to comply with all other standards (including recession planes, setbacks, density and building coverage).

## HIGH DENSITY RESIDENTIAL (HDR) ZONE

**Parts of the existing HDR Zone are proposed to form a new Medium Density Zone. Please see the maps on the QLDC website to determine whether your property falls within the HDR Zone or the proposed Medium Density Zone.**

**Significant changes are proposed to enable housing and visitor accommodation supply in a way that still provides reasonable protection of amenity values.**

- Incentives will be provided for proposals which can achieve a 6-star level using the New Zealand Green Building Council Homestar™ Tool. To encourage timely development, these incentives will expire five years after the zone is made operative.
- The HDR zone in the Gorge Road area is excluded from Stage 1 of the review.

### Flat Sites

- Maximum building height increases from 2 to 4 storeys. However, complying 3-4 storey development will only be achievable on larger sites, minimising impacts on neighbours through floor area ratio and recession plane controls.

### Recession Planes

- A less restrictive approach to recession plane controls.

### Sloping Sites

- Height limits relaxed. The permitted height remains at 7m above ground level. However you may be able to build to 10m if impacts on neighbours are minimised (eg. by setting additional storey back from boundary, or where the building can be set well back from common boundaries).

## Commercial Activities

- Proposed to be non-complying, and are generally discouraged. However, there may be potential for some commercial activities which generate limited impacts.

**These issues can be complex and difficult to understand. If you're getting lost in the jargon, check out our plain english glossary attached to this fact sheet.**

**You can also visit [www.qldc.govt.nz](http://www.qldc.govt.nz) for a range of images to help you understand some of the proposed changes to the HDR rules. You'll also find lots more information if you'd like to get into more detail.**

## LARGE LOT RESIDENTIAL

- A new zone in Wanaka replacing the Rural Residential zoned areas located within the proposed Wanaka urban growth boundary. See maps for exact locations.
- The rules for houses and activities are generally the same as the existing Rural Residential Zone, except you'll be allowed to build and undertake alterations without resource consent if a range of standards are met.
- Retains existing lot size requirement of 4000m<sup>2</sup>. However in some undeveloped areas 2000m<sup>2</sup> lots are allowed.



## ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE

- Rules changed to align with Government requirements to the way Councils protect trees.
- Trees that contribute to the Arrowtown area identified and included on District Plan maps. Significant trimming or removal of these trees will need resource consent.
- You'll no longer need a resource consent to trim or remove any tree not identified in the District Plan Maps.
- Further rules to protect significant trees in Arrowtown are included in the Protected Trees Chapter.
- There are no major changes to the existing rules for buildings in this zone.

## QUEENSTOWN TOWN CENTRE

- Allows more flexibility in certain parts of the Town Centre to allow more efficient site development.
- Some increases in maximum height controls.
- More controls around building design for new development in the Special Character area.
- Minor extensions to the Town Centre Zone Boundary.
- Introduces a transition area between the Town Centre and High Density Residential Zone.
- Introduces an Entertainment Precinct at the core of the Town Centre. New rules will require better noise insulation for visitor and residential accommodation to balance proposed increased noise limits in the area.

## WANAKA TOWN CENTRE

- Introduces a Town Centre transition area across Russell Street and the eastern side of Brownston Street. Properties in this area will still have a residential zone, but commercial activities will be able to establish. This formalises the existing creep of commercial activities into these areas, and reduces opportunities for expansion into other edges of the Town Centre.
- Increased building heights in targeted areas with continued emphasis on high quality design.
- Increased noise limits in targeted areas on the lake front. This formalises Lower Ardmore Street as the entertainment hub of the Wanaka Town Centre.
- Encourages second level apartments above commercial activities. New rules will require better noise insulation for visitor and residential accommodation to balance the impact of noisy activities.

## ARROWTOWN TOWN CENTRE

- The Arrowtown Design Guidelines will form part of design requirements for all new buildings, strengthening the emphasis on retaining Arrowtown's special character.
- No proposed changes to maximum building height.
- Introduces a Town Centre Transition area adjoining the eastern end of the town centre. This formalises the existing creep of commercial activities into the area.
- Proposed limits on retailing in the transition area reinforce the Town Centre Zone as the shopping hub.

## LOCAL SHOPPING CENTRE ZONE

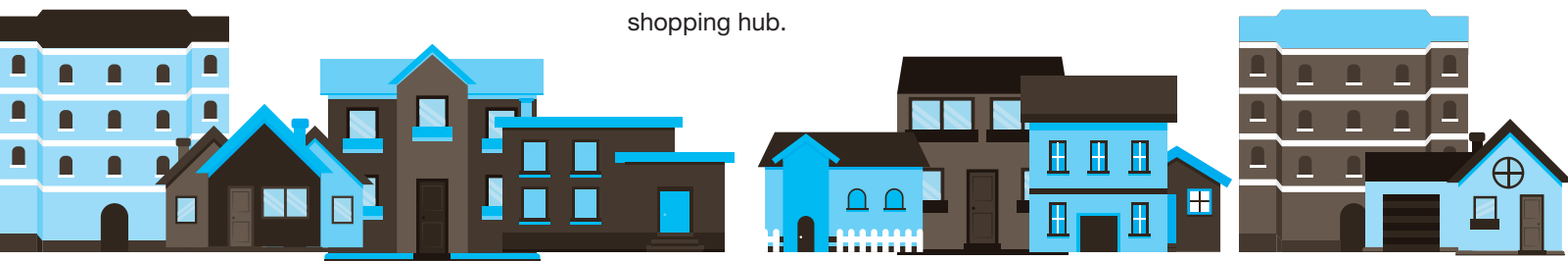
- Replaces the current Corner Shopping Centre Zone, keeping a focus on small scale convenience shopping for locals.
- Proposes including some new areas into the zone: Hawea, Albert Town, Cardrona Valley Road (Wanaka), Adamson Drive (Arrowtown) and Frankton Junction. Some of these areas have existing commercial activities and some open up currently undeveloped land for future commercial use.
- More flexible building height limits in some areas.
- Allows residential apartments above ground floor level.

## BUSINESS MIXED USE ZONE

- Replaces the current Business Zone, shifting the emphasis to high quality mixed use areas where people can live, work and shop.
- Excludes most industrial activities.
- Greater building height limits, including significantly greater heights in the Gorge Road area.
- Contributes to increasing housing supply.

## AIRPORT MIXED USE ZONE

- A new zone that complements and builds on the airport's designation.
- Allows for the airport to develop and advance its strategic goals, by removing unnecessary regulations (subject to balanced control of effects).



## PART 4

# Rural Environment

## RURAL ZONE

- Replaces Rural General Zone.
- The following items will be permitted without resource consent, providing a range of standards are met:
  - Buildings located within approved building platforms
  - Alterations to houses located outside of building platforms (usually older houses)
  - Farm buildings
- Informal airports (land used for aircraft take-off and landings not from a designated airport) will remain permitted for activities related to farming and emergencies.
- Informal airports will be allowed, subject to new standards such as:
  - No more than 3 flights per week
  - Take-offs and landings are located at least 500 metres from a property boundary or road
- Some areas in the Wakatipu Basin currently in the Rural Zone will be changed to Rural Lifestyle Zone. These are areas that have been identified as being appropriate for more housing.

- New rules to manage dairy grazing stock and dairy farms including:
  - Excluding dairy grazing stock from the edges of or within waterbodies
  - Requiring effluent holdings tanks, storage ponds and milking sheds to be located 300 metres from roads and neighbouring properties

### **Activities on the surface of rivers and lakes**

- The majority of rules have not been changed and have been kept in the Rural Zone Chapter.
- The type of resource consent required for non-motorised commercial boating activities has been distinguished from motorised boating, recognising that non-motorised activities are likely to have less impact.
- Non-motorised commercial boating activities on Lake Hayes will no longer be prohibited. Motorised boats will remain a prohibited activity.

## RURAL LIFESTYLE ZONE

- Minimum lot sizes of 1ha with a 2ha average will be retained.
- The following will be allowed without resource consent, subject to a range of standards:
  - Buildings located within approved building platforms
  - Alterations to houses located outside of building platforms (usually older houses)
- The Rural Lifestyle Zone at Glenorchy has been extended to include limited development on a terrace to the east of the township. The existing no-build area on the Bible Face area has been retained.

## RURAL RESIDENTIAL ZONE

- The minimum lot size of 4000m<sup>2</sup> will be retained.
- Buildings and alterations to buildings will be allowed without resource consent, subject to standards.

## GIBBSTON CHARACTER ZONE

- The majority of the existing rules are retained.
- Buildings located within approved building platforms will be permitted without resource consent, subject to standards.

## PART 5



# District Wide Matters

## HISTORIC HERITAGE

- Simplified rules and structure.
- Heritage landscapes confirmed allowing better protection (previously these were indicative only).
- Heritage landscapes and precincts now include a statement of significance and key features to protect.

## SUBDIVISION

- More certainty and faster outcomes for landowners proposing well designed, appropriate subdivision in urban areas.
- Infill subdivision will be allowed in the Low Density Residential Zone before the house is built, providing the design complies with the District Plan standards or a resource consent has been obtained. The future lot owners are obliged to build to the approved design, however it lets people undertake a subdivision without the risks and commitment required to build the house first.
- The type of resource consent required for subdivision will change from controlled to discretionary, meaning the Council could decline an application. This provides more certainty that new subdivisions will be well designed and has good outcomes for the community.

- References a Subdivision Design Guide and Council's Infrastructure Code of Practice to encourage good subdivision design and a clear direction for servicing and infrastructure.

## NATURAL HAZARDS

- A flexible approach to future development within hazard prone areas, with consideration given to responsible risk management rather than blanket avoidance.
- Maps of Natural Hazard areas will be contained within the Natural Hazards Database rather than District Plan Maps.
- Introduces a range of methods to assist with managing natural hazard risks.

## UTILITIES AND RENEWABLE ENERGY

- A new chapter recognising the importance of energy generation and essential utilities to community wellbeing.
- Promotes renewable energy generation and discourages non-renewable sources.
- Implements NPS-REG: The National Policy Statement for Renewable Electricity Generation 2011, NSPET: The National Policy Statement for Electricity Transmission 2008.

- Encourages small scale solar energy generation with a more flexible approach to height to allow solar panels on a roof.

## PROTECTED TREES

- Minor and significant trimming to trees and hedgerows is better clarified.
- Identifies 'character' trees and rules to manage trees in streets and public places within the Arrowtown Residential Historic Management Zone.

## INDIGENOUS VEGETATION

- The rules will apply to all zones. Currently they only apply in the Rural General Zone.
- More certainty to the rules determining whether indigenous vegetation needs a resource consent before it can be cleared.
- Incorporates a new schedule of areas of significant indigenous vegetation and significant habitats of indigenous fauna.
- Introduces new standards that will better protect areas that are defined as acutely or chronically threatened land environment (20% or less indigenous vegetation remaining).



## WILDING EXOTIC TREES

- New rules making planting identified wilding exotic trees a prohibited activity, meaning no application for resource consent can be accepted. Currently, a resource consent can be granted for this activity.

## TEMPORARY ACTIVITIES AND RELOCATED BUILDINGS

- Encourages temporary activities such as public events or filming as a permitted activity subject to a range of standards.
- Relocated Buildings in residential areas are provided for as a permitted activity, subject to site design standards such as setbacks, building height, site coverage.

## NOISE CHAPTER

- Updated to align with New Zealand best practice and standards.
- Some proposed increases to noise limits within town centres. Details contained within the Town Centre chapters.

## DESIGNATIONS

- This chapter contains designations to allow public authorities such as the Council, Police or New Zealand Transport Agency to carry out their essential activities.



# Special Zones

## JACKS POINT

- Rules are simplified.
- New buildings will no longer require a resource consent.

## MILLBROOK

- Rules are simplified.
- The zone is extended to incorporate new land acquired by Millbrook. The structure plan is also modified to account for this.
- Overall development rights (450 dwellings) not increased.

## WATERFALL PARK

- Minor changes made to the existing provisions for Waterfall Park to better align with the new format of the Proposed District Plan.



# Maps

- The maps have been simplified with fewer colours, clearer labels, legends and an easy to follow index.

**APPENDIX 11  
QLDC DISTRICT PLAN  
NOTIFICATION SUMMARY NOV 17**



A SNAPSHOT

# Proposed Queenstown Lakes District Plan Stage 2

**YOUR VIEW  
COUNTS -  
SUBMISSIONS  
NOW OPEN!**



# This is a summary of the key changes being proposed for each chapter of the Proposed District Plan (stage 2).

## STATE OF PLAY

Stage 1 of the Queenstown Lakes Proposed District Plan was notified back in August 2015. Over 900 submissions and further submissions were received on 33 chapters. Hearings were held from March 2016 to September 2017 allowing people who made a submission an opportunity to present their views in person to a panel of commissioners. Decisions are expected to be released in March 2018. You can read more about Stage 1 on the website.

Right now, we're notifying Stage 2 of the Proposed District Plan. This is made up of six topics: Transport, Earthworks, Signs, Visitor Accommodation, Wakatipu Basin Land-use, and Open Space and Recreation.

## YOUR VIEW COUNTS – HOW TO JOIN IN

Read all the details and have your say today! Everything you need to make an informed submission can be found at [www.qldc.govt.nz/proposed-district-plan](http://www.qldc.govt.nz/proposed-district-plan)

**Submissions close on 23 February 2018.**

## WANT MORE DETAIL?

This is a summary of some of the key changes being proposed. There may be others not summarised here that affect you. If you'd like more detail or wish to read any of the chapters in full, go to [www.qldc.govt.nz/proposed-district-plan](http://www.qldc.govt.nz/proposed-district-plan)

Other ways to find out more:



### TALK TO US!

A duty policy planner will be available to talk on the phone or in person during normal office hours (except during the Christmas closedown period from 22 December 2017 – 3 January 2018). Please phone 03 441 0499 (Queenstown) or 03 443 0024 (Wanaka) if you'd like help to understand any of the proposals.

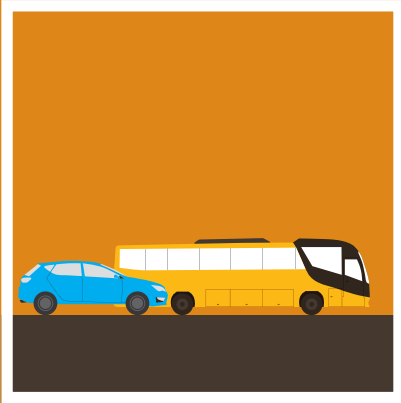


### SEND US AN EMAIL

Put your questions into an email and send it to [dp.hearings@qldc.govt.nz](mailto:dp.hearings@qldc.govt.nz)  
We'll get back to you as soon as we can.

## GETTING LOST IN THE JARGON?

Planning speak can get pretty technical. We've tried to keep things as simple as possible, but if there are any terms you don't understand, flip to the back page for a plain English glossary or get in touch.



# Transport

A well-managed transport network needs to be safe and efficient and provide for all modes of transport.

**Key changes proposed to the Transport chapter include:**

- New rules to better enable new carparking, park and ride, ferry services and public transport facilities.
- Reduced parking requirements for most residential and business zones and for playing fields, industrial activities and schools and increased parking requirements for hospitals and day care facilities.
- Requiring specific consents for high traffic generating activities and rental vehicle businesses.
- Updating the road classification and the rules relating to access, parking and loading.



# Earthworks

Most types of land use or development require earthworks. The Earthworks chapter sets out the rules proposed to manage and minimise negative effects on our landscapes and amenity values.

**Key changes proposed:**

- The proposed rules, policies and objectives will replace the existing rules in most locations throughout the district.
- New rules requiring resource consent for earthworks over 2,500m<sup>2</sup> on *sloping sites* to better manage erosion and sediment management.
- New rules requiring resource consent for earthworks over 10,000m<sup>2</sup> on *flat sites* to better manage erosion and sediment management.
- Erosion and sediment management plans required for large scale earthworks.





# Signs

Signs provide information to residents and visitors for a variety of purposes. But they can have negative effects on visual amenity and traffic and pedestrian safety. Managing these effects will assist in maintaining a quality environment for everyone.

## Key changes proposed:

- Introduction of a 5m<sup>2</sup> maximum sign area per tenancy at ground floor level in commercial areas. Signs exceeding this size will require *discretionary activity* resource consent.
- More flexibility proposed for signage on Council reserves, allowing for parks information, way-finding and to support temporary events.
- *Hoardings* will become a *prohibited activity*.
- A new rule will formalise the management of signs within *road reserves* and *roading corridors*, permitting the following:
  - Signs associated with a road network activity
  - Signs associated with *public amenities*
  - Signs for approved temporary events and filming
  - Electioneering signage.



# New Planning Maps

New planning maps are provided that show:

- Existing and new roads which will be affected by the Stage 2 topics.
- New open space and recreation zones located throughout the district.
- Visitor Accommodation Subzones.
- New Wakatipu Basin rural amenity zone and Wakatipu Basin lifestyle precinct zones located in the rural areas of the Wakatipu Basin.



# Visitor Accommodation (Variation)

Visitor Accommodation is an important part of our tourism offering but its increased popularity is causing some challenges such as impacts on long term / seasonal rental accommodation and community cohesion in residential areas. The Visitor Accommodation variation seeks to address these challenges.

## Key changes proposed:

- allowing property owners living in a house or flat in lower density residential zones year round to host as *homestay* up to 5 fee paying guests for short stay accommodation as a *permitted activity*;
- allowing whole homes and flats in lower density residential zones to be let out for short stay accommodation for up to 28 days through up to 3 separate lets as a *permitted activity*;
- making it a *non-complying activity* to exceed the above thresholds for a homestay, or to short term let a whole house or whole flat in lower density residential zones for more than 28 days per year;
- requiring a *restricted discretionary activity* resource consent in the high intensity residential zones and Visitor Accommodation Subzones for activities exceeding the permitted thresholds.







# Wakatipu Basin (Variation)

A new zone has been created in the Proposed District Plan to better manage the special character of the Wakatipu Basin. This is proposed as a *variation* to the Proposed District Plan (Stage 1). The zone includes some land identified as having capacity to absorb higher levels of development – this will be called the Lifestyle Precinct and will be shown, along with the entire Wakatipu Basin Rural Amenity Zone, on revised planning maps.

The zone is based on the outcome of the Wakatipu Basin Land Use Planning Study (March 2017) and will replace the existing Rural, Rural Lifestyle and Rural Residential Zones in the Wakatipu Basin. You can read the study in full at [www.qldc.govt.nz/proposed-district-plan](http://www.qldc.govt.nz/proposed-district-plan)

## WAKATIPU BASIN RURAL AMENITY ZONE - SUMMARY

- Residential activity is permitted on each site, however all residential buildings will require resource consent as a *restricted discretionary activity*.
- There will be a focus on preserving the landscape and rural amenity values of the Wakatipu Basin.
- For any future subdivision new sites will require a minimum area of 80 hectares.

## WAKATIPU BASIN LIFESTYLE PRECINCT - SUMMARY

- Areas within this precinct have been identified as having capacity to absorb higher levels of development, with a density of one residential unit per 6000m<sup>2</sup> and an average density of 10,000m<sup>2</sup> (one hectare) over the lifestyle precinct area overall.
- All buildings will require a *restricted discretionary activity* resource consent to ensure the visual effects of buildings and residential activity are appropriately managed.



# Open Spaces and Recreation

This is a new chapter proposing new Open Space and Recreation Zones to better manage our parks and the associated activities.

These new zones will include rules to manage activities on parks and reserves and other land such as community halls, civic spaces, golf courses and cemeteries that are Council-owned or managed. The five new zones are:

- Nature Conservation Zone – areas that border lakes and rivers or are recognised for their natural, ecological and landscape values.
  - Recreation activities and development will be limited in intensity and scale.
- Informal Recreation Zone – open space and recreational areas easily accessible for anyone living or staying in the immediate area or within easy walking distance.
  - Accommodates a number of facilities including public toilets, playgrounds, public bbq's, public art, car parks, tracks and park furniture.
  - A subzone has been identified to recognise and manage the commercial and recreation activities at Ben Lomond Reserve.
- Active Sports and Recreation Zone – larger parks and reserves used mainly for organised sport and events.
- Civic Spaces Zone – provides for public activities such as markets, events and community gatherings.
- Community Purpose Zone (including subzones to manage cemeteries and camping activities) – applies to open space areas that play a significant community function, including libraries, halls and recreation centre.

## The District Plan will operate as two volumes as we transition to a new Plan.

As we work through the review, the District Plan will function as two volumes until the new Plan becomes fully operative.

The Proposed District Plan including stages 1 and 2 will form Volume A, while the zones that have not yet been reviewed, or areas of land that have been specifically excluded from the District Plan review will form Volume B.

You can read more about the two volumes and how it will work at [www.qldc.govt.nz/proposed-district-plan](http://www.qldc.govt.nz/proposed-district-plan)



# Glossary

*Planning speak can get pretty technical. So we've created a plain English glossary to help make things a little easier to follow.*

## OPERATIVE

The Operative District Plan is the existing District Plan. A number of plan changes to the Operative District Plan are in progress.

## FLAT SITE

For the earthworks rules limiting the area disturbed, a site where the land is flatter than a gradient of 10 degrees.

## SLOPING SITE

For the earthworks rules limiting the area disturbed, a site where the land is steeper than a gradient of 10 degrees.

## HOARDING

Means any sign that is for purely commercial brand awareness purposes and which does not relate to landuse activity conducted on the site of the sign.

## ROADING CORRIDORS/ ROAD RESERVE

An area of land set aside for roads or future road construction, on which building is not allowed.

## PUBLIC AMENITIES

Facilities established for the convenience and amenity of the public.

## VARIATION

A change to part of the Proposed District Plan, because the Proposed District Plan is not yet operative.

## PERMITTED ACTIVITY

Can be undertaken without resource consent approval. Permitted activity status will usually be subject to compliance with standards. Standards need to be complied with for the activity to be permitted.

## CONTROLLED ACTIVITY

A resource consent application is required but must be approved by Council. There are limited things the Council can consider when assessing these applications however conditions can be imposed. Usually a controlled activity will not be notified.

## RESTRICTED DISCRETIONARY ACTIVITY

Resource consent approval is required and only the matters of discretion listed in the District Plan for that activity can be considered when assessing the application. Consent can be approved or declined and the application can be processed with or without public notification. Some restricted discretionary activities in the District Plan have an accompanying rule that limits notification.

## DISCRETIONARY ACTIVITY

Resource consent approval is required. For this type of activity, a broader range of things can be considered when assessing the application. Consent can be approved or declined and the application can be processed with or without public notification.

## NON-COMPLYING ACTIVITY

Resource consent approval is required. This type of activity is unanticipated by the District Plan but may be considered appropriate. Resource consent can be approved or declined and the application can be processed with or without public notification.

## PROHIBITED ACTIVITY

The activity is not allowed and resource consent cannot be applied for.

## HOMESTAY

B & B style accommodation, when the occupants of a house or residential flat remain living in it whilst short-term paying guests also stay.

## RESIDENTIAL VISITOR ACCOMMODATION

When a house or residential flat is let to short-term paying guests (and the residents of the house or flat are not staying in it at the same time).



**APPENDIX 12**  
**QLDC SCOTTS MEMORANDUM OF**  
**COUNSEL RELATING TO STAGE 2**  
**AND VARIATION TO STAGE 1**

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of Stage 2 including  
variations to Stage 1 of  
the Proposed District  
Plan

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**MEMORANDUM OF COUNSEL ON BEHALF OF THE QUEENSTOWN LAKES  
DISTRICT COUNCIL ADVISING PANEL ON MATTERS RELATING TO STAGE 2 OF  
THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**23 November 2017**

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## MAY IT PLEASE THE PANEL

1. This memorandum is filed on behalf of Queenstown Lakes District Council (**Council**). Its purpose is to provide information to the Hearings Panel as to what will be notified as part of Stage 2 of the Queenstown Lakes Proposed District Plan (**PDP**) on 23 November 2017, and advise on what PDP (Stage 1) provisions, and submissions and further submissions on those provisions, will be affected by the variation.
  
2. The Council is undertaking a partial review of its Operative District Plan by notifying the PDP in stages, with Stage 1 notified on 26 August 2015. Hearings on Stage 1 of the PDP are now complete, with recommendations from the Hearings Panel expected in the first quarter of 2018. In June 2017 Council agreed to complete the remainder of the partial review in tranches, with Stage 2 to be notified on 23 November 2017, and Stages 3 and 4 to be notified in 2019.
  
3. The various provisions for each of the six topics to be addressed in Stage 2 were approved for public notification at meetings of the Full Council as follows:<sup>1</sup>
  - 3.1 28 September 2017 - earthworks, signs, and open space and recreation;<sup>2</sup> and
  - 3.2 8 November 2017 - transport, the Wakatipu Basin, and visitor accommodation.<sup>3</sup>
  
4. The provisions to be notified do not simply fall within six new standalone PDP (Stage 2) chapters. Some topics necessitate either variations, or new provisions being added to, the PDP (Stage 1).

1 This was foreshadowed in paragraph 6 of the Council's Memorandum Regarding Approach to Stage 1 and Stage 2 dated 23 November 2016. The table at paragraph 19.2 of that Memorandum, showing the Council's intended approach to Stage 2, has now been superseded by the Full Council decisions of 28 September 2017 and 8 November 2017.

2 <http://www.qldc.govt.nz/council-online/council-documents/agendas-and-minutes/full-council-agendas/2017-full-council-agendas/28-september-2017/>

3 <http://www.qldc.govt.nz/council-online/council-documents/agendas-and-minutes/full-council-agendas/2017-full-council-agendas/8-november-2017/>

5. The PDP (Stage 2) is made up of:
  - 5.1 New Stage 2 provisions:
    - (a) the introduction of new PDP (Stage 2) chapters;
    - (b) new PDP (Stage 2) provisions to be inserted into PDP (Stage 1) chapters;
    - (c) new PDP (Stage 2) Visitor Accommodation Sub Zones; and
    - (d) new PDP (Stage 2) zones on the planning maps over land not previously notified in Stage 1; and
  - 5.2 Variation to Stage 1:
    - (a) variations to specific PDP (Stage 1) provisions; and
    - (b) variations to PDP (Stage 1) zones on the planning maps.
6. For the purposes of submissions, the intention is that submitters make a separate submission for any of the six discrete Stage 2 topics that interest them (which may contain numerous submission points), whether their area of interest is new PDP (Stage 2) chapters, or variations to the PDP (Stage 1).
7. The Council's current intended approach to the hearings on Stage 2 submissions is to hold two hearings:
  - 7.1 one dealing with the district wide topics (ie. earthworks, signs, transport including the planning maps where affected, and visitor accommodation); and
  - 7.2 the other dealing with the text and geographic area (ie, rezoning submissions) for Chapter 24 Wakatipu Basin and Chapter 38 Open Space and Recreation Zones.
8. This approach is entirely dependent on the volume and nature of the submissions actually received and is therefore subject to change.
9. Council officers have also collated full lists of the relevant Stage 1 PDP provisions, and Stage 1 submissions and further submissions affected by the variations, which are attached in **Appendices A-H** as follows:
  - 9.1 **Appendix A:** Proposed Chapter 2 Definitions;
  - 9.2 **Appendix B:** Proposed Chapter 24 Wakatipu Basin;

- 9.3 **Appendix C:** Proposed Chapter 38 Open Space and Recreation;
  - 9.4 **Appendix D:** Proposed Chapter 25 Earthworks;
  - 9.5 **Appendix E:** Proposed Chapter 29 Transport;
  - 9.6 **Appendix F:** Proposed Chapter 31 Signs;
  - 9.7 **Appendix G:** Proposed Chapter 27 Subdivision and Development; and
  - 9.8 **Appendix H:** Rezoning Submissions.
10. Generally, these are grouped together by topic<sup>4</sup> as described in this memorandum. However, Chapters 2 and 27 (Definitions, and Subdivision and Development respectively), have been included in separate appendices (**Appendices A** and **G**). There is no appendix for the Visitor Accommodation topic because the only Stage 1 provision being varied is Policy 22.2.2.5 and there are no Stage 1 submissions on this policy. Otherwise, the only other relevant provisions are in Chapter 2, definitions (**Appendix A**).

#### **Scope of application of Stage 2 PDP**

- 11. The district wide chapters (ie. earthworks, signs and transport) will apply to all land notified in Stages 1 and 2.
- 12. The one exception is that there are rules in the proposed Transport chapter that apply to 'roads' as defined in the PDP. These are the 'roads' located across the District, and as also shown on the notified Stage 2 planning maps.
- 13. In relation to Visitor Accommodation, the notified provisions will apply to the land covered by the various zone chapters that the provisions are inserted into. These provisions therefore apply to any land notified in Stages 1 and 2 that are subject to one of the relevant zone types, and more specifically in some instances to the Visitor Accommodation Sub Zones notified on the Stage 2 planning maps. Because of the staged approach to the review, Council will receive and consider submissions in Stage 2, that ask for the Visitor Accommodation to be applied over land that has not otherwise been notified in Stage 2 with the Visitor Accommodation Sub Zone (except across land that is excluded from the plan review altogether, for example the Remarkables Park Zone).

4 The provisions that relate to each topic, have been grouped together in six separate documents, for the purposes of notification.

14. The Wakatipu Basin and Open Space and Recreation Zones chapters will apply to all land notified with these zones, on the Stage 2 planning maps. The notified zones on the plan maps cover some land already notified in Stage 1 (as a variation), and also for Open Space and Recreation, cover some new areas of Stage 2 land.

#### **Residual Stage 1 submissions still to be heard, but not affected by variation**

15. Although they have no relevance to the variation being notified on 23 November, Council wishes to highlight that there are also some residual Stage 1 submissions on the Stage 1 zoning and mapping annotations in the Wakatipu Ward, including the location of the Outstanding Natural Features and Landscapes, and zoning in the remaining rural areas outside of the new Wakatipu Basin Rural Amenity Zone, and in urban Arrowtown, that have not yet been heard by the Stage 1 Panel. These submissions were originally allocated to the Stage 1 Wakatipu Basin Hearing Stream 14, and therefore have not yet gone to hearing. The Council's intention is to hear these submissions at the same time as the hearing on Chapters 24 and 38.

#### **Variation to PDP (Stage 1)**

16. The variation to the PDP (Stage 1) is of direct relevance to the Panel's recommendations for Stage 1, in that the respective Panels will not need to make any recommendations on PDP (Stage 1) provisions that have been subject to the variation, nor on whether to accept, accept in part or reject any Stage 1 submissions and further submissions, on such provisions. This is because through clause 16B(1) of Schedule 1 of the Resource Management Act 1991, Stage 1 submission points will be deemed to be submissions against the variation, and therefore, decision-making on the appropriate provision, or for example zone type, will be deferred until decision making on the variation.
17. A full list of PDP (Stage 1) provisions and Stage 1 submission points affected by the variation is provided in **Appendices A-H**. Recommendations on these submission points as they relate to the variations will be made in 'Stage 2' alongside the provisions that have been varied.

- 18.** Council wishes to record that it is only the listed provisions (and parts of provisions) that are subject to the variation, and not the wider chapter and/or provisions.
- 19.** By way of example, where a specific minimum lot size for the new Wakatipu Basin Rural Amenity Zone is inserted into the existing Stage 1 Subdivision minimum lot size rule, the Panel can still go ahead and make recommendations in Stage 1 on the minimum lot size rule itself as it applies to all other Stage 1 zones. It is only the deletion of the Rural Lifestyle Deferred A and B, and buffer, and Rural Residential Ferry Hill Sub zone, that are captured by clause 16A of Schedule 1.
- 20.** The legal consequence of the variation is that from the date of notification, the PDP shall have effect as if it had been so varied.<sup>5</sup> In practice this means that any rules triggered by section 86B of the RMA have immediate legal effect, and the PDP as varied is also relevant for the purposes of the likes of s 104(1)(b)(vi) of the RMA.

## **PDP (Stage 2)**

- 21.** For the convenience of the Panel and interested submitters, what will be notified as part of each of the six topics, is now explained.

### *Wakatipu Basin*

- 22.** A new Wakatipu Basin Chapter 24 will be notified. Proposed Chapter 24 provides a framework of objectives, policies, zones and rules for the Wakatipu Basin. The Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct will be notified on the planning maps. All of the Wakatipu Basin Rural Amenity Zone will cover land previously notified in Stage 1, and therefore will be a variation to the planning maps as far as the Rural, Rural Lifestyle and Rural Residential zones previously notified for this land in Stage 1 will be replaced with the proposed Wakatipu Basin Rural Amenity Zone and Wakatipu Basin Lifestyle Precinct.
- 23.** The proposed new zone will be located on planning maps 10, 13, 13d, 15, 26, 27, 28, 29, 30, 31, 31a, and 39.

<sup>5</sup> Clause 16B(2) of Schedule 1 of the RMA.

- 24.** Proposed Chapter 24 results in a need for a variation to specific provisions located within the following PDP (Stage 1) chapters:
- 24.1** 2 (Definitions);
  - 24.2** 22 (Rural Residential and Rural Lifestyle);
  - 24.3** 27 (Subdivision and Development); and
  - 24.4** 36 (Noise).
- 25.** Further details of the variation and Stage 1 submission points are provided in **Appendices A, B, G and H.**

*Open Space and Recreation*

- 26.** A new Open Space and Recreation Chapter 38 will be notified. Proposed Chapter 38 provides a framework of objectives, policies, zones and rules for open space, parks and reserves in the District. Five new zones and four sub-zones will be notified on the PDP (Stage 2) planning maps, as follows:
- 26.1** Nature Conservation Zone;
  - 26.2** Informal Recreation Zone, which includes the Ben Lomond sub-zone;
  - 26.3** Active Sports and Recreation Zone;
  - 26.4** Civic Spaces Zone; and
  - 26.5** Community Purpose Zone, which includes the three sub-zones to manage cemeteries, golf, and camping activities.
- 27.** The majority of the land affected by the proposed new zones was notified in the PDP (Stage 1) planning maps with a different zone type. Where the new zones and sub zones in this chapter replace a zone notified in Stage 1, the new zones will be a variation to the PDP (Stage 1) planning maps.
- 28.** The proposed new Open Space and Recreation Zones will be located on planning maps 2 and 5-39.



- 29.** Proposed Chapter 38 results in a need for new Stage 2 provisions to be inserted into, and other consequential variations to, the following PDP (Stage 1) chapters:
- 29.1** 2 (Definitions);
  - 29.2** 6 (Landscapes);
  - 29.3** 27 (Subdivision and Development);
  - 29.4** 35 (Temporary Activities and Relocated Buildings); and
  - 29.5** 36 (Noise).
- 30.** Further details of the variation and Stage 1 submission points are provided in **Appendices A, C, G and H.**

#### *Earthworks*

- 31.** A new Earthworks Chapter 25 will be notified. Proposed Chapter 25 provides a framework of objectives, policies, and rules for earthworks in the District and will apply to roads and land notified with a zone in either Stage 1 or Stage 2 of the PDP.
- 32.** The new chapter results in a need for new Stage 2 provisions to be inserted into, and other consequential variations to, the following PDP (Stage 1) chapters:
- 32.1** 2 (Definitions);
  - 32.2** 27 (Subdivision and Development); and
  - 32.3** 41 (Jacks Point Zone).
- 33.** Further details of the variation and Stage 1 submission points are provided in **Appendices A, D and G.**

#### *Transport*

- 34.** A new Transport Chapter 29 will be notified. Proposed Chapter 29 provides a framework of objectives, policies, and rules for transport in the District and will apply to land notified with a zone in either Stage 1 or Stage 2 of the PDP. The chapter also includes rules that apply to “roads” as defined in the PDP. This applies to all “roads” within the District, including roads within land that would meet the definition of “road” that is located within land shown on the Stage 1 planning maps as “Operative Special Zones”, and as shown on the Stage 2

planning maps as road. Where there have been any changes to the location of “roads” in the planning maps, the Stage 2 planning maps apply.

- 35.** The new chapter results in a need for new Stage 2 provisions to be inserted into, and other consequential variations to, the following PDP (Stage 1) chapters:
- 35.1** 2 (Definitions);
  - 35.2** 9 (High Density Residential);
  - 35.3** 12 (Queenstown Town Centre);
  - 35.4** 21 (Rural); and
  - 35.5** 37 (Designations).
- 36.** Further details of the variation and Stage 1 submission points are provided in **Appendices A and E**.
- 37.** As a consequence of new roads having been created or existing roads having been stopped since the PDP (Stage 1) planning maps were notified, variations are also proposed to various planning maps. There are instances where roads have been stopped, and therefore a new zone type, which is generally the adjacent zone type, has been notified on the Stage 2 planning maps. In other instances, roads have been formed between notification of Stages 1 and 2, and therefore a Stage 1 zone has been varied to ‘road’. **Appendix I** provides a detailed table of changes to parcels and properties affected by updating new roading data into the planning maps, where the affected land is over 10 m<sup>2</sup> in area, together with relevant Stage 1 submissions affected by these changes.

### *Signs*

- 38.** A new Signs Chapter 31 will be notified. Proposed Chapter 31 provides a framework of objectives, policies, and rules for signs in the District and will apply to roads and land notified with a zone in either Stage 1 or Stage 2 of the PDP. It results in a need for a variation to the following PDP (Stage 1) chapters:
- 38.1** 2 (Definitions) and
  - 38.2** 17 (Airport Mixed Use).
- 39.** Further details of the variation and Stage 1 submission points are provided in **Appendices A and F**.

*Visitor Accommodation*

- 40.** The proposed new Visitor Accommodation provisions do not fall within a single standalone Stage 2 chapter. Rather, this topic necessitates the notification of new Stage 2 provisions into existing PDP (Stage 1) chapters, and a new Sub Zone on the planning maps.
- 41.** The proposed new Visitor Accommodation Sub Zone will be located on planning maps 20, 21, 22, 23, 26, 27, 28, 31, 31a, 32, 33, 34, 35 and 37, and is notified as an additional, new provision over certain areas of land. Where a Visitor Accommodation Sub Zone has been notified over land zoned in the PDP (Stage 1), the Panel is still able to make recommendations on the underlying PDP (Stage 1) zone, in Stage 1.
- 42.** New Stage 2 provisions will be inserted into, and other consequential variations made to the following PDP (Stage 1) chapters:
- 42.1** 2 (Definitions);
  - 42.2** 7 (Low Density Residential);
  - 42.3** 8 (Medium Density Residential);
  - 42.4** 9 (High Density Residential);
  - 42.5** 10 (Arrowtown Residential Historic Management Zone);
  - 42.6** 11 (Large Lot Residential);
  - 42.7** 16 (Business Mixed Use);
  - 42.8** 21 (Rural);
  - 42.9** 22 (Rural Residential and Rural Lifestyle);
  - 42.10** 23 (Gibbston Character Zone);
  - 42.11** 27 (Subdivision and Development);
  - 42.12** 41 (Jacks Point Zone);
  - 42.13** 42 (Waterfall Park); and
  - 42.14** 43 (Millbrook).

- 43.** Further details of the variation and Stage 1 submission points are provided in **Appendices A and H.**

**DATED** this 23<sup>rd</sup> day of November 2017

A handwritten signature in blue ink, appearing to be 'S J Scott / H L Baillie', written in a cursive style.

---

S J Scott / H L Baillie  
Counsel for Queenstown Lakes District  
Council

**Appendix A**

**PDP (Stage 1) provisions and Stage 1 Submission points affected by variations to  
Stage 1: Proposed Chapter 2 Definitions**

PDP (Stage 1) Definition subject to Variation	Original Point No	Further Submission No	Submitter	Submission Summary	Stage 1 hearing where recommendations were made	Stage 2 hearing topic that Stage 1 provision and submissions to be transferred to
Visitor Accommodation	243.47		Christine Byrch	Rewrite the definitions based on the following comments: <b>Visitor Accommodation</b> - this is defined as the use of buildings and land. You need to also define the buildings and infrastructure that is used to provide for visitor accommodation, as you have attempted to do for residential buildings and use of residential living, so that separate resource consents can be described for the infrastructure and for its use.	Stream 10 Definitions	Visitor Accommodation
Visitor Accommodation	243.47	FS1224.47	Matakauri Lodge Limited	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Stream 10 Definitions	Visitor Accommodation
Visitor Accommodation	278.1		Sousa Jefferson	Amend the definition of Visitor Accommodation, Part A (exclusions) to include <u>'The letting of a residential unit that is the primary residence where the letting occurs for less than 30 days per calendar year'</u> .	Stream 10 Definitions	Visitor Accommodation
Visitor Accommodation	433.34		Queenstown Airport Corporation	Visitor Accommodation: Retain the definition as notified.	Stream 10 Definitions	Visitor Accommodation
Visitor Accommodation	433.34	FS1117.90	Remarkables Park Limited	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Stream 10 Definitions	Visitor Accommodation

PDP (Stage 1) Definition subject to Variation	Original Point No	Further Submission No	Submitter	Submission Summary	Stage 1 hearing where recommendations were made	Stage 2 hearing topic that Stage 1 provision and submissions to be transferred to
Visitor Accommodation	433.34	FS1097.320	Queenstown Park Limited	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Stream 10 Definitions	Visitor Accommodation
Visitor Accommodation	552.1		Pounamu Holdings 2014 Limited	Supports in part, the definition of Visitor Accommodation in the PDP, subject to amending it as follows: Adding the following sentence to part (ii) of the decision: <u>"For avoidance of doubt, the centralised services or facilities can be used by persons not staying overnight on the site, provided that the primary role of the facility is that of providing visitor accommodation to paying guests";</u> and Adding a new part c) as follows: <u>"Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply. It is submitted that the definition of Visitor Accommodation which requires centralised services or facilities to be 'associated' with the visitor accommodation activity is ambiguous and difficult to interpret."</u> AND such further or consequential or alternative amendments necessary to give effect to this submission This will eliminate the ambiguity around the requirement for centralised services or facilities to be 'associated' with the visitor accommodation activity.	Stream 10 Definitions	Visitor Accommodation
Visitor Accommodation	552.1	FS1170.1	Niki Gladding	I ask that the following part of submission #552 be disallowed: "For the avoidance of doubt, the centralised services or facilities can be used by persons not staying overnight on the site, provided that the primary role of the facility is that of providing visitor accommodation to paying guests"	Stream 10 Definitions	Visitor Accommodation
Visitor Accommodation	552.1	FS1244.2	Three Beaches Limited	Agrees with the amendments to the definition of visitor accommodation as outlined in the submission, and the general approach to this issue	Stream 10 Definitions	Visitor Accommodation
Visitor Accommodation	258.1		Peter Barrow	Either keep the status Quo or delay the introduction of the new rules until further discussions are held with representatives involved in the holiday home rental industry. (Visitor Accommodation)	Stream 10 Definitions	Visitor Accommodation

PDP (Stage 1) Definition subject to Variation	Original Point No	Further Submission No	Submitter	Submission Summary	Stage 1 hearing where recommendations were made	Stage 2 hearing topic that Stage 1 provision and submissions to be transferred to
Visitor Accommodation	449.2		Tracey Henderson	Requests that the definition of 'Visitor Accommodation' exclude a short term rental of less than 30 days per calendar year. States that one of the ways that low and moderate income Households afford their accommodation is to let it out during the holiday times and long weekends. Considers that there needs to be some revisions in the definitions of exclusions for Visitor Accommodation to allow more than just 3 days per year and much less than 90 days per year to occur without a 25% increase in the rates charged.	Stream 10 Definitions	Visitor Accommodation
Visitor Accommodation	449.2	FS1059.93	Erna Spijkerbosch	Accommodation advertised and let for remuneration whether it is for 3 nights or 300 is commercial visitor accommodation and should be treated as such. Standards such as health & Safety, fire alarms, securing conformity with ones building insurance etc all need to be taken into consideration. Motels, Hotels B&B etc all have to comply with standards and to take guests even when it is not a holiday time or long weekends and these same places provide many of the jobs within the district and do not need staff to compete against them unfairly.	Stream 10 Definitions	Visitor Accommodation
Visitor Accommodation	591.8		Varina Propriety Limited	Amend the definition of visitor accommodation as follows: Means the use of land or buildings for short-term, fee paying, living accommodation where the length of stay for any visitor/guest is less than 3 months; and i. Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, homestays, and the commercial letting of a residential unit; and ii. May include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar and recreational facilities if such facilities are associated with the visitor accommodation activity ( <u>for the avoidance of doubt such facilities shall be treated as associated with the visitor accommodation activity whether or not the persons using the facilities are staying guests</u> ).	Stream 10 Definitions	Visitor Accommodation
Visitor Accommodation	679.2		Millennium & Copthorne Hotels New Zealand Limited	A definition of visitor accommodation / hotels which provide for all the activities likely to be associated with a hotel visitor accommodation i.e., conference facilities, restaurants, bars, gyms, guest retail etc.	Stream 10 Definitions	Visitor Accommodation
Visitor Accommodation	679.2	FS1063.3	Peter Fleming and Others	All disallowed	Stream 10 Definitions	Visitor Accommodation
Visitor Accommodation	433.34		Queenstown Airport Corporation	Visitor Accommodation: Retain the definition as notified.	Airport Mixed Use	Visitor Accommodation



PDP (Stage 1) Definition subject to Variation	Original Point No	Further Submission No	Submitter	Submission Summary	Stage 1 hearing where recommendations were made	Stage 2 hearing topic that Stage 1 provision and submissions to be transferred to
Visitor Accommodation	433.34	FS1117.90	Remarkables Park Limited	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Airport Mixed Use	Visitor Accommodation
Site	370.1		Paterson Pitts Group	Amend the definition of site, which refers to the Unit Titles Act 1972, to include 'and replacement Acts', or 'or Unit Titles Act 2010'. References to the Unit Titles Act 1972 throughout the Plan also include reference to replacement legislation. i.e. for now, the Unit Titles Act 2010.	Stream 10 Definitions	Chapter 24 Wakatipu Basin
Signs	383.7		Queenstown Lakes District Council	Delete all definitions relating to signage and replace with only those recently made operative under QLDC Plan Change 48.	Stream 10 Definitions	Chapter 31 Signs
Residential Activity	433.30		Queenstown Airport Corporation	Residential Activity: Retain the definition as notified.	Low Density Residential	Visitor Accommodation
Residential Activity	433.30	FS1117.86	Remarkables Park Limited	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Low Density Residential	Visitor Accommodation

PDP (Stage 1) Definition subject to Variation	Original Point No	Further Submission No	Submitter	Submission Summary	Stage 1 hearing where recommendations were made	Stage 2 hearing topic that Stage 1 provision and submissions to be transferred to
Residential Activity	433.30	FS1097.316	Queenstown Park Limited	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Low Density Residential	Visitor Accommodation
Registered Homestay, Visitor Accommodation	600.6		Federated Farmers of New Zealand	Adopt the following definitions as proposed: Factory Farming, Farming Activity, Flood Protection Work, Holding, informal Airport, Minor Upgrading, National Grid Corridor, National Grid Sensitive Activities, National Grid Yard, Nature Conservation Values, Registered Homestay, Rural Selling Place, Sensitive Activities-Transmission Corridor, Utility Visitor Accommodation, Waste Management Facility	Stream 10 Definitions	Visitor Accommodation
Mining Activity	252.2		HW Richardson Group	The submitter supports the following definition: Mining activity	Rural	Chapter 25 Earthworks
Mining Activity	519.3		New Zealand Tungsten Mining Limited	Clarify the definition of mining activity as follows: Mining Activity(a) means operations in connection with mining, exploring, or prospecting for any mineral; and(b) includes, when carried out at or near the site where the mining, exploration, or prospecting is undertaken-(i) the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and(ii) the construction, maintenance, and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and(iii) the removal of overburden by mechanical or other means, and treatment of any substance considered to contain any mineral; and(iv) the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from or consequent on the operations; and'	Rural	Chapter 25 Earthworks
Mining Activity	519.3	FS1356.3	Cabo Limited	All the relief sought be declined	Rural	Chapter 25 Earthworks
Mining Activity	519.3	FS1015.39	Straterra	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Rural	Chapter 25 Earthworks
Mining Activity	519.3	FS1040.23	Forest and Bird	Oppose	Rural	Chapter 25 Earthworks

PDP (Stage 1) Definition subject to Variation	Original Point No	Further Submission No	Submitter	Submission Summary	Stage 1 hearing where recommendations were made	Stage 2 hearing topic that Stage 1 provision and submissions to be transferred to
Earthworks	768.3		Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Delete the definition of 'Earthworks' and adopt instead the definition provided in the Hearings Panel Decision on Plan Change 49, subject to any amendments through the appeals process. The decision version of the definition is as follows: <u>Means the disturbance of land by the removal or depositing of material. Earthworks include excavation, fill, cuts, batters and formation of roads, access and tracks, and the use of Cleanfill, but does not include the cultivation of land, planting of vegetation including trees, Mining Activities and Cleanfill Facilities.</u>	Stream 10 Definitions	Chapter 25 Earthworks
Earthworks	768.3	FS1015.134	Straterra	I seek that 768.3 be allowed, subject to the proposed amendments below: "Means the disturbance of land by the removal or depositing of material. Earthworks include excavation, fill, cuts, batters and formation of roads, access and tracks, <u>relevant mining activities</u> , and the use of Cleanfill, but does not include the cultivation of land, planting of vegetation including trees, <u>Mining Activities</u> and Cleanfill Facilities."	Chapter 21 - Rural	Chapter 25 Earthworks
Cleanfill			Not applicable - new definition			Chapter 25 Earthworks
Cleanfill facility			Not applicable - new definition			Chapter 25 Earthworks
Mineral Exploration			Not applicable - new definition			Chapter 25 Earthworks
Mineral Prospecting			Not applicable - new definition			Chapter 25 Earthworks
Regionally Significant Infrastructure			Not applicable - new definition			Chapter 25 Earthworks
Landfill			None identified			Chapter 25 Earthworks
Park and Ride			None identified			Chapter 29 Transport
Camping Ground			None identified			Chapter 38 Open Space and Recreation
Flatboard			None identified			Chapter 31 Signs
Free Standing Sign			None identified			Chapter 31 Signs
Under verandah Sign			None identified			Chapter 31 Signs
Wall sign			None identified			Chapter 31 Signs
Ground Floor Area (For Signs)			None identified			Chapter 31 Signs
Sign and Signage			None identified			Chapter 31 Signs
Sign Types			None identified			Chapter 31 Signs
Sign Area			None identified			Chapter 31 Signs

**Appendix B**

**PDP (Stage 1) provisions and Stage 1 Submission points affected by:  
Proposed Chapter 24 Wakatipu Basin**

PDP (Stage 1) provisions subject to Variation	Original Submission ref	Further Submission Ref	Submitter	Lowest Clause	Submission Summary	Stage 1 hearing where recommendations were made	Stage 2 hearing topic that Stage 1 provision and submissions to be transferred to
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	157.2		Miles Wilson	22.5.12	Confirm the existing Rural Lifestyle Density rules that require a minimum allotment size of 1 hectare, with an average of 2 hectares.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	216.1		Elizabeth Wadworth	22.5.12	That land in the rural life style zone be allowed to be subdivided down to 1ha lots.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	351.2		Sam Strain	22.5.12	Remove the lot averages standard 22.5.12.3.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	351.2	FS1071.56	The Secretary	22.5.12	That the entire submission is disallowed and hte existing zoning remains in place	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	367.7		John Borrell	22.5.12	Change the rule requiring an average of 2ha so that the minimum Lot size for subdivision in the rural lifestyle zone be 1 hectare.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	402.2		Sam Buchan	22.5.12	Delete Rule 22.5.12.2.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	428.3		Sam Buchan	22.5.12	Opposes Rule 22.5.12.2 and Rule 22.5.12.3	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	763.11		Chris Ferguson	22.5.12	Amend Rule 22.5.12.1 as follows: One Two residential Units located within each building platform	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	331.4		Nick Geddes	22.5.12.1	Delete Rule 22.5.12.1 from the Proposed District Plan.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	348.7		Mrs M K Greenslade	22.5.12.1	Delete rule 22.5.12.1.	Stream 02 Rural	Wakatipu Basin 24

Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	348.7	FS1286.9	Mr M and Mrs J Henry	22.5.12.1	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	411.2		Nick Geddes	22.5.12.1	Delete Rule 22.5.12.1 from the Proposed District Plan	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	414.7		Nick Geddes	22.5.12.1	Delete Rule 22.5.12.1 (that restricts buildings in approved platforms to one residential unit).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	414.7	FS1255.16	Warwick Goldsmith	22.5.12.1	Allow the submission.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	414.7	FS1071.110	The Secretary	22.5.12.1	That the entire submission is disallowed and hte existing zoning remains in place	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	497.10		Warwick Goldsmith	22.5.12.1	Amend Rule 22.5.12.1 as follows: One Two residential Units located within each building platform	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	513.39		Maree Baker-Galloway	22.5.12.1	Amend Rule 22.5.12.12 as follows: One Two residential Units located within each building platform	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	515.40		Maree Baker-Galloway	22.5.12.1	Amend Rule 22.5.12.1 as follows: One Two residential Units located within each building platform	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	530.9		Maree Baker-Galloway	22.5.12.1	Amend Rule 22.5.12.1 as follows: One Two residential Units located within each building platform	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	532.25		Maree Baker-Galloway	22.5.12.1	Amend Rule 22.5.12.1 as follows: One Two residential Units located within each building platform	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	532.25	FS1071.83	The Secretary	22.5.12.1	That the entire submission is disallowed and hte existing zoning remains in place	Stream 02 Rural	Wakatipu Basin 24

Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	532.25	FS1322.29	Jayne Macdonald	22.5.12.1	Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	534.28		Warwick Goldsmith	22.5.12.1	Amend Rule 22.5.12.1 as follows: One Two residential Units located within each building platform	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	534.28	FS1322.68	Jayne Macdonald	22.5.12.1	Supports. Requests that the decisions requested by the original submitter in original submission 534 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.28		Warwick Goldsmith	22.5.12.1	Amend Rule 22.5.12.1 as follows: One Two residential Units located within each building platform	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.28	FS1068.28	Keri & Roland Lemaire-Sicre	22.5.12.1	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.28	FS1071.41	The Secretary	22.5.12.1	That the entire submission is disallowed and hte existing zoning remains in place	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.28	FS1259.12	Maree Baker-Galloway	22.5.12.1	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.28	FS1267.12	Maree Baker-Galloway	22.5.12.1	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.28	FS1322.105	Jayne Macdonald	22.5.12.1	Supports. Requests that the decisions requested by the original submitter in original submission 535 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	763.17		Chris Ferguson	22.5.12.1	Amend Rule 22.5.12.1 as follows: One Two residential Units located within each building platform	Stream 02 Rural	Wakatipu Basin 24

Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	231.3		Emma Dixon	22.5.12.2	Delete the rule.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	231.3	FS1286.62	Mr M and Mrs J Henry	22.5.12.2	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	232.6		Emma Dixon	22.5.12.2	Delete rule.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	232.6	FS1286.72	Mr M and Mrs J Henry	22.5.12.2	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	233.3		Dean Gallagher	22.5.12.2	Delete rule.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	235.3		Graeme Sim	22.5.12.2	Delete rule.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	248.6		Scott Freeman	22.5.12.2	Oppose in part the PDP objectives, policies and rules that inform and support the rule framework for residential density requiring an average of one dwelling per 2 hectares (Rule 22.5.12.2 & 22.5.12.3).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	497.11		Warwick Goldsmith	22.5.12.2	Amend Rule 22.5.12.2 as follows: On sites less than 2ha there shall be only one residential building platform.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	513.40		Maree Baker-Galloway	22.5.12.2	Amend Rule 22.5.12.2 as follows: On sites less than 2ha there shall be only one residential building platform.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	515.33		Maree Baker-Galloway	22.5.12.2	Amend Rule 22.5.12.2 as follows: On sites less than 2ha there may be up to two residential units	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	530.10		Maree Baker-Galloway	22.5.12.2	Amend Rule 22.5.12.2 as follows: On sites less than 2ha there may be up to two residential units	Stream 02 Rural	Wakatipu Basin 24



Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	532.26		Maree Baker-Galloway	22.5.12.2	Amend Rule 22.5.12.2 as follows: On sites less than 2ha there may be up to two residential units within one building platform	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	532.26	FS1071.84	The Secretary	22.5.12.2	That the entire submission is disallowed and hte existing zoning remains in place	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	532.26	FS1322.30	Jayne Macdonald	22.5.12.2	Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specifk nature in respect of which I do not express a view).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	534.29		Warwick Goldsmith	22.5.12.2	Amend Rule 22.5.12.2 as follows: On sites less than 2ha there shall be only one residential building platform.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	534.29	FS1322.69	Jayne Macdonald	22.5.12.2	Supports. Requests that the decisions requested by the original submitter in original submission 534 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.29		Warwick Goldsmith	22.5.12.2	Amend Rule 22.5.12.2 as follows: On sites less than 2ha there shall be only one residential building platform.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.29	FS1068.29	Keri & Roland Lemaire-Sicre	22.5.12.2	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.29	FS1071.42	The Secretary	22.5.12.2	That the entire submission is disallowed and hte existing zoning remains in place	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.29	FS1259.13	Maree Baker-Galloway	22.5.12.2	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.29	FS1267.13	Maree Baker-Galloway	22.5.12.2	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Stream 02 Rural	Wakatipu Basin 24

Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.29	FS1322.106	Jayne Macdonald	22.5.12.2	Supports. Requests that the decisions requested by the original submitter in original submission 535 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	763.12		Chris Ferguson	22.5.12.2	Oppose in part. Amend Rule 22.5.12.2 as follows: On sites less than 2ha there may be up to two residential units	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	830.3		Duncan Edward Robertson	22.5.12.2	Delete Rule 22.5.12.2	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	830.3	FS1286.76	Mr M and Mrs J Henry	22.5.12.2	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	166.20		Bruce McLeod	22.5.12.3	Reject 4ha cap to calculate the average.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	166.20	FS1157.55	Amy Wilson-White	22.5.12.3	That the submission point be accepted. Reject the 4ha cap to calculate the average.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	231.4		Emma Dixon	22.5.12.3	Delete the rule	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	231.4	FS1286.63	Mr M and Mrs J Henry	22.5.12.3	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	232.7		Emma Dixon	22.5.12.3	Delete rule.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	232.7	FS1286.73	Mr M and Mrs J Henry	22.5.12.3	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	233.4		Dean Gallagher	22.5.12.3	Delete rule.	Stream 02 Rural	Wakatipu Basin 24

Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	235.4		Graeme Sim	22.5.12.3	Delete rule.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	248.7		Scott Freeman	22.5.12.3	Oppose in part the PDP objectives, policies and rules that inform and support the rule framework for residential density requiring an average of one dwelling per 2 hectares (Rule 22.5.12.2 & 22.5.12.3).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	314.4		Nick Geddes	22.5.12.3	The Rural Lifestyle zone be amended to remove the 2ha lot averages	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	314.4	FS1309.4	Scott Edgar	22.5.12.3	the submission of Wakatipu Holdings Limited is rejected.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	328.3		Noel Gutzewitz	22.5.12.3	Remove the requirement for a 2ha average.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	331.7		Nick Geddes	22.5.12.3	Amend Standard 22.5.12.3 in order to remove the Rural Lifestyle Zone lot averages	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	348.4		Mrs M K Greenslade	22.5.12.3	Amend to remove the lot averages standard 22.5.12.3.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	348.4	FS1286.6	Mr M and Mrs J Henry	22.5.12.3	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	367.1		John Borrell	22.5.12.3	Change rule 22.5.12.3 to read - On sites equal to or greater than 2 hectares there shall be no more than two residential units.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	402.5		Sam Buchan	22.5.12.3	Delete Rule 22.5.12.3.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	414.5		Nick Geddes	22.5.12.3	Remove the lot average standard 22.5.12.3.	Stream 02 Rural	Wakatipu Basin 24

Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	414.5	FS1255.14	Warwick Goldsmith	22.5.12.3	Allow the submission.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	414.5	FS1071.108	The Secretary	22.5.12.3	That the entire submission is disallowed and hte existing zoning remains in place	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	497.12		Warwick Goldsmith	22.5.12.3	Delete Rule 22.5.12.3	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	497.13		Warwick Goldsmith	22.5.12.3	Amend Rule 22.5.12.3 as follows: On sites equal to or greater than 2 hectares there shall be no more than one residential building platform per hectare on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	513.41		Maree Baker-Galloway	22.5.12.3	Delete Rule 22.5.12.3; or Amend Rule 22.5.12.3 as follows: On sites equal to or greater than 2 hectares there shall be no more than one residential building platform per hectare on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	514.5		Maree Baker-Galloway	22.5.12.3	Amend Rule 22.5.12.3 as follows: On sites equal to or greater than 1 hectare there shall be no more than one residential unit per two hectares on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	515.34		Maree Baker-Galloway	22.5.12.3	Delete Rule 22.5.12.3	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	515.35		Maree Baker-Galloway	22.5.12.3	Amend Rule 22.5.12.3 as follows: On sites equal to or greater than 2 hectares there shall be no more than one two residential units per two hectares on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	522.37		Vanessa Robb	22.5.12.3	Delete Rule 22.5.12.3	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	522.37	FS1292.86	Roger and Carol Wilkinson	22.5.12.3	That the submission be allowed in its entirety.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	522.38		Vanessa Robb	22.5.12.3	Amend Rule 22.5.12.3 as follows: On sites equal to or greater than 2 hectares there shall be no more than one residential unit per two hectares on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Stream 02 Rural	Wakatipu Basin 24

Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	522.38	FS1292.87	Roger and Carol Wilkinson	22.5.12.3	That the submission be allowed in its entirety.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	523.11		Warwick Goldsmith	22.5.12.3	Delete Rule 22.5.12.3	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	523.11	FS1256.11	Warwick Goldsmith	22.5.12.3	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	523.12		Warwick Goldsmith	22.5.12.3	Amend Rule 22.5.12.3 as follows: On sites equal to or greater than 2 hectares there shall be no more than one residential unit per two hectares on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	523.12	FS1256.12	Warwick Goldsmith	22.5.12.3	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	530.11		Maree Baker-Galloway	22.5.12.3	Delete Rule 22.5.12.3.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	530.12		Maree Baker-Galloway	22.5.12.3	Amend Rule 22.5.12.3 as follows: On sites equal to or greater than 2 hectares there shall be no more than one two residential units per two hectares on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	532.27		Maree Baker-Galloway	22.5.12.3	Delete Rule 22.5.12.3;	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	532.27	FS1071.85	The Secretary	22.5.12.3	That the entire submission is disallowed and hte existing zoning remains in place	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	532.27	FS1322.31	Jayne Macdonald	22.5.12.3	Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specifk nature in respect of which I do not express a view).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	532.28		Maree Baker-Galloway	22.5.12.3	Amend Rule 22.5.12.3 as follows: On sites equal to or greater than 2 hectares there shall be no more than one two residential units per two hectares on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Stream 02 Rural	Wakatipu Basin 24

Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	532.28	FS1071.86	The Secretary	22.5.12.3	That the entire submission is disallowed and hte existing zoning remains in place	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	532.28	FS1322.32	Jayne Macdonald	22.5.12.3	Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specifk nature in respect of which I do not express a view).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	534.30		Warwick Goldsmith	22.5.12.3	Delete Rule 22.5.12.3;	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	534.30	FS1322.70	Jayne Macdonald	22.5.12.3	Supports. Requests that the decisions requested by the original submitter in original submission 534 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	534.31		Warwick Goldsmith	22.5.12.3	Amend Rule 22.5.12.3 as follows: On sites equal to or greater than 2 hectares there shall be no more than one residential building platform per hectare on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	534.31	FS1322.71	Jayne Macdonald	22.5.12.3	Supports. Requests that the decisions requested by the original submitter in original submission 534 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.30		Warwick Goldsmith	22.5.12.3	Delete Rule 22.5.12.3;	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.30	FS1068.30	Keri & Roland Lemaire-Sicre	22.5.12.3	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.30	FS1071.43	The Secretary	22.5.12.3	That the entire submission is disallowed and hte existing zoning remains in place	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.30	FS1259.14	Maree Baker-Galloway	22.5.12.3	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Stream 02 Rural	Wakatipu Basin 24

Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.30	FS1267.14	Maree Baker-Galloway	22.5.12.3	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.30	FS1322.107	Jayne Macdonald	22.5.12.3	Supports. Requests that the decisions requested by the original submitter in original submission 535 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.31		Warwick Goldsmith	22.5.12.3	Amend Rule 22.5.12.3 as follows: On sites equal to or greater than 2 hectares there shall be no more than one residential building platform per hectare on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.31	FS1068.31	Keri & Roland Lemaire-Sicre	22.5.12.3	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.31	FS1071.44	The Secretary	22.5.12.3	That the entire submission is disallowed and hte existing zoning remains in place	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.31	FS1259.15	Maree Baker-Galloway	22.5.12.3	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.31	FS1267.15	Maree Baker-Galloway	22.5.12.3	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	535.31	FS1322.108	Jayne Macdonald	22.5.12.3	Supports. Requests that the decisions requested by the original submitter in original submission 535 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	537.35		Vanessa Robb	22.5.12.3	Delete Rule 22.5.12.3	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	537.35	FS1120.39	Michael Brial	22.5.12.3	Does not agree that the land of the submission should be rezoned Rural Lifestyle due to its location and characteristics. Believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seeks that all of the relief sought be declined.	Stream 02 Rural	Wakatipu Basin 24

Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	537.35	FS1256.53	Warwick Goldsmith	22.5.12.3	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	537.35	FS1286.44	Mr M and Mrs J Henry	22.5.12.3	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	537.35	FS1292.39	Roger and Carol Wilkinson	22.5.12.3	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	537.36		Vanessa Robb	22.5.12.3	Amend Rule 22.5.12.3 as follows: On sites equal to or greater than 2 hectares there shall be no more than one two residential units per two hectares on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	537.36	FS1120.40	Michael Brial	22.5.12.3	Does not agree that the land of the submission should be rezoned Rural Lifestyle due to its location and characteristics. Believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seeks that all of the relief sought be declined.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	537.36	FS1256.54	Warwick Goldsmith	22.5.12.3	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	537.36	FS1286.45	Mr M and Mrs J Henry	22.5.12.3	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	537.36	FS1292.40	Roger and Carol Wilkinson	22.5.12.3	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	631.4		Shelley Chadwick	22.5.12.3	The Cassidy Trust supports Rule 22.5.12.3 but seeks an amendment to delete the second sentence of this rule.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	763.13		Chris Ferguson	22.5.12.3	1. Delete Rule 22.5.12.3; or 2. Amend Rule 22.5.12.3 as follows: On sites equal to or greater than 2 hectares there shall be no more than one two residential units per two hectares on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	830.4		Duncan Edward Robertson	22.5.12.3	Delete Rule 22.5.12.3	Stream 02 Rural	Wakatipu Basin 24



Submissions on Chapter 22 Rural Residential and Rural Lifestyle where they relate to chapter 24 Wakatipu Basin only	830.4	FS1286.77	Mr M and Mrs J Henry	22.5.12.3	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Stream 02 Rural	Wakatipu Basin 24
Submissions on Part 22.1 Paragraphs 5 and 6 only			None identified			Not Applicable	Wakatipu Basin 24
Table 3 Rules 22.5.14 to 22.5.18			None identified			Not Applicable	Wakatipu Basin 24
Table 6 Rules 25.5.33 to 25.5.37			None identified			Not Applicable	Wakatipu Basin 24
Part 22.7.2 Rural Residential Ferry Hill Sub Zone Concept Development Plan			None identified			Not Applicable	Wakatipu Basin 24
Rule 36.5 Table 2 General Standards. New standards for Wakatipu Basin Rural Amenity Zone and Lifestyle Precinct			Not applicable			Wakatipu Basin	Wakatipu Basin 24

**Appendix C**

**PDP (Stage 1) provisions and Stage 1 Submission points affected by:  
Proposed Chapter 38 Open Space and Recreation**

PDP (Stage 1)provision subject to Variation	Lowest Clause	Submitter	Name	Organisation	Original Point No	Further Submission No	Stage 1 hearing where recommendations were made	Stage 2 hearing topic that Stage 1 provision and submissions to be transferred to
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	110	Alan Cutler		110.2		Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.3	6.2 Values	1097	Jenny Carter	Queenstown Park Limited	110.2	FS1097.17	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	251	Megan Justice	PowerNet Limited	251.4		Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1092	Tony MacColl	NZ Transport Agency	251.4	FS1092.4	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1115	Jenny Carter	Queenstown Wharves Limited	251.4	FS1115.3	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1097	Jenny Carter	Queenstown Park Limited	251.4	FS1097.91	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	375	Jeremy Carey-Smith		375.7		Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1282	Scott Edgar	Longview Environmental Trust	375.7	FS1282.21	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	430	Amy Wilson-White	Ayrburn Farm Estate Ltd	430.4		Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1084	Wendy Clarke		430.4	FS1084.5	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1086	J Hadley		430.4	FS1086.7	Stream 01B Strategic	Open Space and Recreation

Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1087	Robyn Hart		430.4	FS1087.5	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1099	Brendon and Katrina Thomas		430.4	FS1099.4	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1129	Graeme Hill		430.4	FS1129.4	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1133	John Blair		430.4	FS1133.5	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1050	Campbell Hodgson	Jan Andersson	430.4	FS1050.24	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1082	J and R Hadley		430.4	FS1082.21	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1089	Mark McGuiness		430.4	FS1089.23	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1146	Lee Nicolson		430.4	FS1146.22	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1097	Jenny Carter	Queenstown Park Limited	430.4	FS1097.282	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	433	Kirsty O'Sullivan	Queenstown Airport Corporation	433.46		Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1077	John Beckett	Board of Airline Representatives of New Zealand (BARNZ)	433.46	FS1077.28	Stream 01B Strategic	Open Space and Recreation

Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1097	Jenny Carter	Queenstown Park Limited	433.46	FS1097.332	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1117	Jenny Carter	Remarkables Park Limited	433.46	FS1117.181	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	437	Amy Wilson-White	Trojan Helmet Limited	437.13		Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1160	Warren Hanley	Otago Regional Council	437.13	FS1160.12	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1097	Jenny Carter	Queenstown Park Limited	437.13	FS1097.743	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	442	David and Margaret Bunn		442.6		Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	456	Amy Wilson-White	Hogans Gully Farming Limited	456.8		Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1097	Jenny Carter	Queenstown Park Limited	456.8	FS1097.434	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	600	David Cooper	Federated Farmers of New Zealand	600.42		Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)	600.42	FS1034.42	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1209	Richard Burdon		600.42	FS1209.42	Stream 01B Strategic	Open Space and Recreation

Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	608	Chris Ferguson	Darby Planning LP	608.37		Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1154	Amy Wilson-White	Hogans Gully Farm Ltd	608.37	FS1154.8	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1158	Amy Wilson-White	ZJV (NZ) Ltd	608.37	FS1158.4	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1015	Bernie Napp	Straterra	608.37	FS1015.101	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)	608.37	FS1034.195	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	1097	Jenny Carter	Queenstown Park Limited	608.37	FS1097.569	Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	755	Don Robertson	Guardians of Lake Wanaka	755.9		Stream 01B Strategic	Open Space and Recreation
Submissions on Chapter 6 Landscapes where they relate to the last paragraph in Part 6.2	6.2 Values	805	Aileen Crow	Transpower New Zealand Limited	805.40		Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4 Rules	168	Garry Strange		168.3		Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4 Rules	300	Rob Jewell		300.3		Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4 Rules	625	John Wellington	Upper Clutha Track Trust	625.12		Stream 01B Strategic	Open Space and Recreation

Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4 Rules	1347	Tim Burdon	Lakes Land Care	625.12	FS1347.92	Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4 Rules	1097	Jenny Carter	Queenstown Park Limited	625.12	FS1097.629	Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.2	443	Amy Wilson-White	Trojan Helmet Limited	443.8		Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.2	452	Amy Wilson-White	Trojan Helmet Limited	452.8		Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.2	669	C & M Burgess	Cook Adam Trustees Limited, C & M Burgess	669.9		Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.2	694	James Aoake	Glentui Heights Ltd	694.21		Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.2	696	James Aoake	Millbrook Country Club Ltd	696.15		Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.2	712	James Aoake	Bobs Cove Developments Limited	712.11		Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.2	836	Warwick Goldsmith	Arcadian Triangle Limited	836.19		Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.2	1085	Daniel Druce	Contact Energy Limited	836.19	FS1085.6	Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.3	407	Amy Wilson-White	Mount Cardrona Station Limited	407.4		Stream 01B Strategic	Open Space and Recreation

Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.3	1097	Jenny Carter	Queenstown Park Limited	407.4	FS1097.265	Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.3	580	Daniel Druce	Contact Energy Limited	580.4		Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.3	1040	Sue Maturin	Forest and Bird	580.4	FS1040.28	Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.3	608	Chris Ferguson	Darby Planning LP	608.54		Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.3	1085	Daniel Druce	Contact Energy Limited	608.54	FS1085.5	Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.3	1034	Julian Haworth	Upper Clutha Environmental Society (Inc.)	608.54	FS1034.212	Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.3	631	Shelley Chadwick	Cassidy Trust	631.3		Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.3	671	Mandy Kennedy	Queenstown Trails Trust	671.3		Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.3	806	Jenny Carter	Queenstown Park Limited	806.94		Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.3	836	Warwick Goldsmith	Arcadian Triangle Limited	836.20		Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.3	836	Warwick Goldsmith	Arcadian Triangle Limited	836.21		Stream 01B Strategic	Open Space and Recreation



Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.3	1229	Sean Dent	NXski Limited	836.21	FS1229.33	Stream 01B Strategic	Open Space and Recreation
Submissions on Provisions 6.4.1.2 and 6.4.1.3 where they relate to the variations associated with Chapter 38.	6.4.1.3	1097	Jenny Carter	Queenstown Park Limited	836.21	FS1097.726	Stream 01B Strategic	Open Space and Recreation
Rule 35.4.7	35.4.7			None identified			Not applicable	Open Space and Recreation
Rule 36.5 Table 2 General Standards. New standards for Chapter 38 Open Space and Recreation Zones				Not applicable				Open Space and Recreation

**Appendix D**

**PDP (Stage 1) provisions and Stage 1 Submission points affected by:  
Proposed Chapter 25 Earthworks**

PDP (Stage 1) provision subject to Variation	Original Point No.	Further Submission No	Submitter	Lowest Clause	Submission Summary	Stage 1 hearing where recommendations were made	Stage 2 hearing topic that Stage 1 provision and submissions to be transferred to
41.3.2.2			None identified				Earthworks
41.5.4	567.12		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	41.5.4	Delete the earthworks rules 41.5.4.1 and 41.5.4.2 as such relate to the Lodge Activity Area, with the replacement of these rules with the operative earthworks rule 12.2.3.3.	Stream 09 Jacks Point	Earthworks
41.5.4	567.12	FS1275.124	"Jacks Point" (Submitter number 762 and 856)	41.5.4	Supports. Believes that to the extent that the submission can integrate with the JPZ as notified, and is consistent with the principles of the Coneburn Study and submissions 762 and 856, the submission is supported. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and addresses landscape, open space and amenity values, allow the submission.	Stream 09 Jacks Point	Earthworks
41.5.4	632.77		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.5.4	Add the <u>Open Space Community and Recreation</u> Activity Area to the table where 1000m3 of earthworks is the maximum volume.	Stream 09 Jacks Point	Earthworks
41.5.4	632.77	FS1219.78	Bravo Trustee Company	41.5.4	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Stream 09 Jacks Point	Earthworks
41.5.4	632.77	FS1252.78	Tim & Paula Williams	41.5.4	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Stream 09 Jacks Point	Earthworks
41.5.4	632.77	FS1275.251	"Jacks Point" (Submitter number 762 and 856)	41.5.4	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Stream 09 Jacks Point	Earthworks
41.5.4	632.77	FS1277.81	Jacks Point Residents and Owners Association	41.5.4	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Stream 09 Jacks Point	Earthworks
41.5.4	632.77	FS1283.191	MJ and RB Williams and Brabant	41.5.4	Reject submission	Stream 09 Jacks Point	Earthworks
41.5.4	632.77	FS1316.77	Harris-Wingrove Trust	41.5.4	Submission be disallowed	Stream 09 Jacks Point	Earthworks

PDP (Stage 1) provision subject to Variation	Original Point No.	Further Submission No	Submitter	Lowest Clause	Submission Summary	Stage 1 hearing where recommendations were made	Stage 2 hearing topic that Stage 1 provision and submissions to be transferred to
41.5.4	632.78		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.5.4	Amend as follows: Height of cut and fill and slope OSL, OSG, OSA, <u>OSCR</u> , FP-1 and 2, HS, E, EIC and L Activity Areas: ? No road, track or access way shall have an upslope cut or batter greater than 1 metre in height, measured vertically. ? All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 degrees. ? The maximum height of any fill shall not exceed 2 metres.	Stream 09 Jacks Point	Earthworks
41.5.4	632.78	FS1219.79	Bravo Trustee Company	41.5.4	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Stream 09 Jacks Point	Earthworks
41.5.4	632.78	FS1252.79	Tim & Paula Williams	41.5.4	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Stream 09 Jacks Point	Earthworks
41.5.4	632.78	FS1275.252	"Jacks Point" (Submitter number 762 and 856)	41.5.4	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Stream 09 Jacks Point	Earthworks
41.5.4	632.78	FS1277.82	Jacks Point Residents and Owners Association	41.5.4	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Stream 09 Jacks Point	Earthworks
41.5.4	632.78	FS1283.192	MJ and RB Williams and Brabant	41.5.4	Reject submission	Stream 09 Jacks Point	Earthworks
41.5.4	632.78	FS1316.78	Harris-Wingrove Trust	41.5.4	Submission be disallowed	Stream 09 Jacks Point	Earthworks
41.5.4	762.12		Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley D	41.5.4	Support in part Amend Rule 41.5.4.1 Volume of Earthworks, to shift the Village Activity Area out of the 500 m3 band to "no maximum".	Stream 09 Jacks Point	Earthworks

PDP (Stage 1) provision subject to Variation	Original Point No.	Further Submission No	Submitter	Lowest Clause	Submission Summary	Stage 1 hearing where recommendations were made	Stage 2 hearing topic that Stage 1 provision and submissions to be transferred to
41.5.4	762.12	FS1277.158	Jacks Point Residents and Owners Association	41.5.4	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Stream 09 Jacks Point	Earthworks
41.5.4	762.12	FS1316.139	Harris-Wingrove Trust	41.5.4	Submission be disallowed	Stream 09 Jacks Point	Earthworks
41.5.4	762.13		Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley D	41.5.4	Support in part Amend Rule 41.5.4.5 Water bodies, as follows: a. Earthworks within 7m of the bed of any water body shall not exceed 20m <sup>3</sup> in total volume, <u>except any man made water body (e.g. Lake Tewa)</u> , within one consecutive 12 month period. b. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any water body, <u>except any man made water body (e.g. Lake Tewa)</u> or where it may dam, divert or contaminate water. c. Earthworks shall not: <ul style="list-style-type: none"> <li>cause artificial drainage of any groundwater aquifer;</li> <li>cause temporary ponding of any surface water.</li> </ul>	Stream 09 Jacks Point	Earthworks
41.5.4	762.13	FS1277.159	Jacks Point Residents and Owners Association	41.5.4	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Stream 09 Jacks Point	Earthworks
41.5.4	762.13	FS1316.140	Harris-Wingrove Trust	41.5.4	Submission be disallowed	Stream 09 Jacks Point	Earthworks

**Appendix E**

**PDP (Stage 1) provisions and Stage 1 Submission points affected by:  
Proposed Chapter 29 Transport**

PDP (Stage 1) provision subject to Variation	Submission Point Number	Original Submission Ref	Submitter	Lowest Clause	Submitter Position	Submission Summary	Stage 1 hearing where recommendations were made	Stage 2 hearing topic that Stage 1 provision and submissions to be transferred to
High Density Residential 9.2.6.7	380.51		Villa delLago	9.2.6 Objective 6 (Note: appears to relate to Policy 9.2.6.7)	Other	Reduction in parking, but where parking is provided, keep it within the building, underground and away from sight	Stream 6 Residential	Transport
High Density Residential 9.2.6.7	380.51	FS1059.25	Erna Spijkerbosch	9.2.6 Objective 6 (Note: appears to relate to Policy 9.2.6.7)	Support	Support	Stream 6 Residential	Transport
Chapter 37 Designations 37.2 A.1 Stopped Roads			None identified				Not applicable	Transport

**Appendix F**

**PDP (Stage 1) provisions and Stage 1 Submission points affected by:  
Proposed Chapter 31 Signs**



PDP provision subject to Variation	Original Point No.	Further Submission No	Submitter	Lowest Clause	Submission Summary	Stage 1 hearing where recommendations were made	Stage 2 hearing topic that Stage 1 provision and submissions to be transferred to
Airport Mixed Use Rule 17.5.10.1			None identified				Signs

**Appendix G**

**PDP (Stage 1) provisions and Stage 1 Submission points affected by variations to  
Stage 1: Proposed Chapter 27 Subdivision and Development**

<b>PDP (Stage 1) Subdivision Chapter 27 provision subject to Variation</b>	<b>Original Point No</b>	<b>Further Submission No</b>	<b>Submitter</b>	<b>Submission Summary</b>	<b>Stage 1 hearing where recommendations were made</b>	<b>Stage 2 hearing topic that Stage 1 provision and submissions to be transferred to</b>
Chp. 27 General	21.55		Alison Walsh		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	157.1		Miles Wilson		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	166.1		Aurum Survey Consultants (Part)		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	231.2		A, S and S Strain		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	232.5		D & K Andrew, R Macassev		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	233.2		D Gallaqher		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	235.2		G Sim		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	239.1		D Moffat		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	248.2		Shotover Jet		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	314.5		Wakatipu Holdings		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	328.4		N Gutzewitz		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	331.2		Watiri Station		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	348.5		MK Greenslade		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	350.1		Dalefield Trustee Ltd		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	350.9		Dalefield Trustee Ltd		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	351.3		S Strain		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	367.6		J Borrell		Stream 4 Subdivision and Development	Wakatipu Basin

Chp. 27 General	389.9		Body Corporate 22362		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 General	391.15		S & J McLeod		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	414.4		Clark Fortune McDonald & Associates Ltd		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	431.3		B Kipke		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	497.2		Arcadian Triangle Ltd		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	497.21		Arcadian Triangle Ltd		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	513.46		J Barb		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	513.47		J Barb		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	514.6		D Fea		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	515.38		Wakatipu Equities		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	515.39		Wakatipu Equities		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	522.42		KJ Brustad and HJ Inch		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	522.43		KJ Brustad and HJ Inch		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	523.17		R & E Heywood		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	523.18		R & E Hevwood		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	530.15		B Ballan		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	530.16		B Ballan		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	532.35		Bill and Jan Walker Familv Trust		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	532.36		Bill and Jan Walker Family Trust		Stream 4 Subdivision and Development	Wakatipu Basin

Chp. 27 Specific	534.36		W Evans, GW Stalker Family Trust, Mike Henry		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	534.37		W Evans, GW Stalker Family Trust, Mike Henry		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	535.36		GW Stalker Family Trust, M Henry, M Tylden, W French, D Finlin, S Strain		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	535.37		GW Stalker Family Trust, M Henry, M Tylden, W French, D Finlin, S Strain		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	537.4		Slopehill Joint Venture		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	537.41		Slopehill Joint Venture		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 General	600.104		Federated Farmers		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 General	631.6		Cassidy Trust		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 General	717.18		Jandel Trust		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	763.16		Lake Haves Ltd		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific	830.6		D Robertson		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 General	847.17		Fli Holdings Ltd		Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	157.1		Miles Wilson	Support the existing Rural Lifestyle Density rules that require a minimum allotment size of 1 hectare, with an average of 2 hectares.	Stream 4 Subdivision and Development	Wakatipu Basin

27.3.2.1	21.52		Alison Walsh	Supports the provisions.	Stream 4 Subdivision and Development	Earthworks
27.5.1	231.2		Antony Strain, Sarah Strain and Samuel Strain	<p>The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle Zone being limited to a 1 ha minimum allotment size. Amend as below.</p> <p><i>27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, <del>providing the average lot size is not less than 2 hectares.</del></i></p>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	231.2	FS1065.1	Ohapi Trust	<p>The Trust seeks the submissions be allowed to the extent that the 2 hectare average is deleted from the Rural Lifestyle Zone, either generally or specifically in relation to their property.</p>	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	231.2	FS1286.61	Mr M and Mrs J Henry	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	232.5		Don Andrew, Kathleen Andrew and Roger Macassey	The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle Zone being limited to a 1 ha minimum allotment size. Amend as below. <i>27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, <del>providing the average lot size is not less than 2 hectares.</del></i>	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	232.5	FS1065.2	Ohapi Trust	The Trust seeks the submissions be allowed to the extent that the 2 hectare average is deleted from the Rural Lifestyle Zone, either generally or specifically in relation to their property.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	232.5	FS1286.71	Mr M and Mrs J Henry	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Stream 4 Subdivision and Development	Wakatipu Basin



27.5.1	233.2		Dean Gallagher	<p>The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle Zone being limited to a 1 ha minimum allotment size. Amend as below.</p> <p><i>27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, <del>providing the average lot size is not less than 2 hectares.</del></i></p>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	233.2	FS1065.3	Ohapi Trust	<p>The Trust seeks the submissions be allowed to the extent that the 2 hectare average is deleted from the Rural Lifestyle Zone, either generally or specifically in relation to their property.</p>	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	235.2		Graeme Sim	<p>The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle Zone being limited to a 1 ha minimum allotment size. Amend as below.</p> <p><i>27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, <del>providing the average lot size is not less than 2 hectares.</del></i></p>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	235.2	FS1065.4	Ohapi Trust	<p>The Trust seeks the submissions be allowed to the extent that the 2 hectare average is deleted from the Rural Lifestyle Zone, either generally or specifically in relation to their property.</p>	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	239.1		Don Moffat	<p>The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle zone being limited to a 1 hectare minimum allotment size:</p> <p>27.5.1 No lots to be created by subdivision, including balance lots, shall have a net sitearea or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, <del>providing the average lot size is not less than 2 hectares.</del></p> <p>2.5.12.2 <del>On sites less than 2 hectares there shall be only one residential unit.</del></p> <p>22.5.12.3 <del>On sites equal to or greater than 2 hectares there shall be no more than one residential unit per two hectares on average. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.</del></p>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	239.1	FS1065.5	Ohapi Trust	<p>The Trust seeks the submissions be allowed to the extent that the 2 hectare average is deleted from the Rural Lifestyle Zone, either generally or specifically in relation to their property.</p>	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	239.1	FS1071.98	Lake Hayes Estate Community Association	That the entire submission is disallowed and the existing zoning remains in place	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	248.20		Shotover Trust	The submitters oppose the average density of 2 hectares within the Rural Lifestyle Zone. Requests that the PDP is modified to delete the requirement for an average density and/or lot size of 2 hectares within the Rural Lifestyle Zone.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	328.4		Noel Gutzewitz	Remove the requirement for a 2 ha average in the rural lifestyle zone. such that the minimum lot size is 1 ha.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	331.2		The Station at Waitiri	The minimum lot size applicable for the Rural Lifestyle Zone (standard 27.5.1) shall be a 1 hectare average.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	348.5		Mrs M K Greenslade	Submits that the minimum lot size applicable for the Rural Lifestyle Zone (standard 27.5.1) shall be a 1 hectare average.	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	348.5	FS1286.7	Mr M and Mrs J Henry	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	350.10		Dalefield Trustee Ltd	Oppose the average minimum lot area requirements and seeks that the average lot size of not less than 2ha is reduced to 1.5ha.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	350.9		Dalefield Trustee Ltd	Supports the minimum lot size of 1.0 hectare.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	351.3		Sam Strain	The minimum lot size applicable for the Rural Lifestyle Zone shall be 1 hectare.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	351.3	FS1071.57	Lake Hayes Estate Community Association	That the entire submission is disallowed and hte existing zoning remains in place	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	367.6		John Borrell	Change the rule requiring an average of 2ha so that the minimum Lot size for subdivision in the rural lifestyle zone be 1 hectare.	Stream 4 Subdivision and Development	Wakatipu Basin

Chp. 27 Ferry Hill	383.50		Queenstown Lakes District Council	Delete the words" "the subdivision design has had regard to"	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	414.4		Clark Fortune McDonald & Associates Ltd	Amend the Rural Lifestyle minimum lot size standard 27.5.1 to a 1 ha average	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	414.4	FS1255.13	Arcadian Triangle Limited	Allow the submission.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	414.4	FS1071.107	Lake Hayes Estate Community Association	That the entire submission is disallowed and hte existing zoning remains in place	Stream 4 Subdivision and Development	Wakatipu Basin
27.3.2.1	453.2		Paterson Pitts Partners (Wanaka) Ltd	The clarified relationship (27.3.2.1) between subdivision and earthworks is supported.	Stream 4 Subdivision and Development	Earthworks
27.5.1	497.20		Arcadian Triangle Limited	Amend Rule 27.5.1 as follows: <del>One hectare providing the average lot size is not less than 2 hectares.</del> <del>For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares</del> <u>An average lot size of not less than 1 hectare.</u> <del>For the purpose of calculating any average, any allotment greater than 2 hectares. including the balance, is deemed to be 2 hectares.</del>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	497.21		Arcadian Triangle Limited	Amend Rule 27.5.1 as follows: One hectare	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	513.46		Jenny Barb	<p>Amend <b>Rule 27.5.1</b> as follows:</p> <p><del>One hectare providing the average lot size is not less than 2 hectares.</del></p> <p><del>For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.</del></p> <p><del><u>An average lot size of not less than 1 hectare.</u></del></p> <p><del><u>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</u></del></p>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	513.47		Jenny Barb	<p>Amend <b>Rule 27.5.1</b> as follows:</p> <p><u>One hectare</u></p>	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	514.6		Duncan Fea	<p>Amend <b>Rule 27.5.1</b> as follows:  <del>4000m<sup>2</sup> One hectare providing the average lot size is not less than 1 hectare.</del>  For the purpose of calculating any average, any allotment greater than <u>2</u> hectares, including the balance, is deemed to be <u>2</u> hectares.</p>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	515.38		Wakatipu Equities	<p>Amend <b>Rule 27.5.1</b> as follows:  One hectare providing the average lot size is not less than <del>2</del> hectares.  For the purpose of calculating any average, any allotment greater than <del>4</del> hectares, including the balance, is deemed to be <del>4</del> hectares.  <del>An average lot size of not less than 1 hectare.</del>  <del>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</del></p>	Stream 4 Subdivision and Development	Wakatipu Basin



27.5.1	515.39		Wakatipu Equities	Amend <b>Rule 27.5.1 as follows:</b> <u>One hectare</u>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	522.42		Kristie Jean Brustad and Harry James Inch	Amend Rule 27.5.1 as follows: <del>One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.</del> <u>An average lot size of not less than 1 hectare.</u> <u>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</u>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	522.42	FS1292.91	Roger and Carol Wilkinson	That the submission be allowed in its entirety.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	522.43		Kristie Jean Brustad and Harry James Inch	Amend Rule 27.5.1 as follows: One hectare	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	522.43	FS1292.92	Roger and Carol Wilkinson	That the submission be allowed in its entirety.	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	523.17		Robert and Elvena Heywood	<p>Amend <b>Rule 27.5.1</b> as follows:</p> <p><del>One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.</del></p> <p><del><u>An average lot size of not less than 1 hectare.</u></del></p> <p><del><u>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</u></del></p>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	523.17	FS1256.17	Ashford Trust	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	523.18		Robert and Elvena Heywood	<p>Amend <b>Rule 27.5.1</b> as follows:</p> <p><i>One hectare</i></p>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	523.18	FS1256.18	Ashford Trust	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	530.15		Byron Ballan	<p>Amend <b>Rule 27.5.1</b> as follows:</p> <p>One hectare providing the average lot size is not less than 2 hectares.  For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.</p> <p><del>An average lot size of not less than 1 hectare.</del>  <del>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</del></p>	Stream 4 Subdivision and Development	Wakatipu Basin
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27.5.1	532.35		Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	<p>Amend Rule 27.5.1 as follows:</p> <p><del>One hectare providing the average lot size is not less than 2 hectares.</del></p> <p><del>For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.</del></p> <p><u>An average lot size of not less than 1 hectare.</u></p> <p><u>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</u></p>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	532.35	FS1071.93	Lake Hayes Estate Community Association	That the entire submission is disallowed and hte existing zoning remains in place	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	532.35	FS1322.39	Juie Q.T. Limited	Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specifk nature in respect of which I do not express a view).	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	532.36		Bin & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Amend Rule 27.5.1 as follows:  <u>One hectare</u>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	532.36	FS1071.94	Lake Hayes Estate Community Association	That the entire submission is disallowed and the existing zoning remains in place	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	532.36	FS1322.40	Juie Q.T. Limited	Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	534.36		Wayne Evans, G W Stalker Family Trust, Mike Henry	Amend Rule 27.5.1 as follows:  <del>One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.</del>  <u>An average lot size of not less than 1 hectare.</u> <del>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</del>	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	534.36	FS1322.76	Juie Q.T. Limited	Supports. Requests that the decisions requested by the original submitter in original submission 534 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	534.37		Wayne Evans, G W Stalker Family Trust, Mike Henry	Amend Rule 27.5.1 as follows: <u>One hectare</u>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	534.37	FS1322.77	Juie Q.T. Limited	Supports. Requests that the decisions requested by the original submitter in original submission 534 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	535.36		G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Amend Rule 27.5.1 as follows: <del>One hectare providing the average lot size is not less than 2 hectares.</del> <del>For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.</del> <u>An average lot size of not less than 1 hectare.</u> <del>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</del>	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	535.36	FS1068.36	Keri & Roland Lemaire-Sicre	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	535.36	FS1071.49	Lake Hayes Estate Community Association	That the entire submission is disallowed and hte existing zoning remains in place	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	535.36	FS1259.20	Bill and Jan Walker Family Trust	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	535.36	FS1267.20	DV Bill and Jan Walker Family Trust	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	535.36	FS1322.113	Juie Q.T. Limited	Supports. Requests that the decisions requested by the original submitter in original submission 535 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	535.37		G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Amend Rule 27.5.1 as follows: <u>One hectare</u>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	535.37	FS1068.37	Keri & Roland Lemaire-Sicre	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	535.37	FS1071.50	Lake Hayes Estate Community Association	That the entire submission is disallowed and hte existing zoning remains in place	Stream 4 Subdivision and Development	Wakatipu Basin



27.5.1	535.37	FS1259.21	Bill and Jan Walker Family Trust	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	535.37	FS1267.21	DV Bill and Jan Walker Family Trust	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	535.37	FS1322.114	Juie Q.T. Limited	Supports. Requests that the decisions requested by the original submitter in original submission 535 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	537.40		Slopehill Joint Venture	<p>Amend <b>Rule 27.5.1</b> as follows:</p> <p>One hectare providing the average lot size is not less than 2 hectares.  <del>For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.</del></p> <p><u>An average lot size of not less than 1 hectare.</u>  <del>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</del></p>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	537.40	FS1120.44	Michael Brial	<p>Does not agree that the land of the submission should be rezoned Rural Lifestyle due to its location and characteristics. Believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seeks that all of the relief sought be declined.</p>	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	537.40	FS1256.58	Ashford Trust	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	537.40	FS1286.49	Mr M and Mrs J Henry	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	537.40	FS1292.44	Roger and Carol Wilkinson	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	537.41		Slopehill Joint Venture	Amend <b>Rule 27.5.1 as follows:</b> <i>One hectare</i>	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	537.41	FS1120.45	Michael Brial	Does not agree that the land of the submission should be rezoned Rural Lifestyle due to its location and characteristics. Believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seeks that all of the relief sought be declined.	Stream 4 Subdivision and Development	Wakatipu Basin

27.5.1	537.41	FS1256.59	Ashford Trust	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	537.41	FS1286.50	Mr M and Mrs J Henry	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	537.41	FS1292.45	Roger and Carol Wilkinson	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Stream 4 Subdivision and Development	Wakatipu Basin
27.5.1	763.16		Lake Hayes Limited	Amend Rule 27.5.1 Lot Zone Table in relation to the Rural Lifestyle Zone, as follows: <b>Minimum Lot Area</b> <b>Rural Lifestyle</b> <i>One hectare providing the average lot size is not less than 2 hectares. For the purposes of calculating any average, any allotment greater than 4 hectares, including the balance is deemed to be 4 hectares.</i>	Stream 4 Subdivision and Development	Wakatipu Basin
27.3.2.1	806.191		Queenstown Park Limited	Neutral. No change requested, on the basis that earthworks within Queenstown Park are managed in accordance with Plan Change 49.	Stream 4 Subdivision and Development	Earthworks
Chp. 27 General		FS 1034.104	UCES		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 General		FS1209.104	Richard Burdon		Stream 4 Subdivision and Development	Wakatipu Basin

Chp. 27 General		FS1029.24	Universal Developments Ltd		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 General		FS1270.124	Hansen Family Partnership		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 General		FS1270.23	Hansen Family Partnership		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1111.6	C Mantel		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1065.1	Ohapi Trust		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1286.61	M & J Henry		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1065 .2	Ohapi Trust		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1286.71	M & J Henry		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1065.3	Ohapi Trust		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1065.4	Ohapi Trust		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1065.5	Ohapi Trust		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1071.98	Lake Hayes Estate Community Association		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1309.5	Alpine Group		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1286.7	M & J Henry		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1071.57	Lake Hayes Community Association		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1255.13	Arcadian Triangle Ltd		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1071.107	Lake Hayes Estate Community Association		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1292.91	R & C Wilkinson		Stream 4 Subdivision and Development	Wakatipu Basin

Chp. 27 Specific		FS1292.92	R & C Wilkinson		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1256.17	Ashford Trust		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1256.18	Ashford Trust		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1071.93	Lake Hayes Estate Community Association		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1322.39	Julie QT Ltd		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1071.94	Lake Haves Estate Community Association		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1322.40	Julie QT Ltd		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1322.76	Julie QT Ltd		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1322.77	Julie QT Ltd		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1068.36	K & R Lemaire-Sicre (Part)		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1071.49	Lake Haves Estate Community Association (Part)		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1259.20	Bill and Jan Walker Family Trust		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1267.20	DV Bill and Jan Walker Family Trust		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1322.113	Julie QT Ltd		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1068.37	K & R Lemaire-Sicre (Part)		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1071.50	Lake Haves Estate Community Association (Part)		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1259.21	Bill and Jan Walker Family Trust		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1267.21	DV Bill and Jan Walker Family Trust		Stream 4 Subdivision and Development	Wakatipu Basin

Chp. 27 Specific		FS1322.114	Julie QT Ltd		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1120.44	M Bria! (Part)		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1256.58	Ashford Trust		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1286.49	M & J Henrv		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1292.44	R & C Wilkinson		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1120.45	M Brial (Part)		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1256.59	Ashford Trust		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1286.50	M & J Henry		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1292.45	R & C Wilkinson		Stream 4 Subdivision and Development	Wakatipu Basin
Chp. 27 Specific		FS1286.79	M & J Henry		Stream 4 Subdivision and Development	Wakatipu Basin
Rule 27.4.2			Not applicable			Wakatipu Basin
Rule 27.4.3			Not applicable			Wakatipu Basin
Rule 27.5.1			Not applicable			Open Space and Recreation
Rule 27.5.1			Not applicable			Wakatipu Basin
Rule 27.7			Not applicable			Wakatipu Basin
Objective 27.7.6 and Policy 27.7.6.1			Not applicable			Wakatipu Basin
Rule 27.7.6.2			Not applicable			Wakatipu Basin
Rules 27.8.6 including 27.8.6.1 to 27.8.6.8			None identified			Wakatipu Basin
Rule 27.13.1			None identified			Wakatipu Basin

**Appendix H**

**PDP (Stage 1) provisions and Stage 1 Submission points affected by:  
Rezoning Submissions**



PDP (Stage 1) Planning Map subject to Variation where it relates to	Original Point No	Further Submission No	Submitter	Submission Summary	Stage 1 hearing where recommendations were made	Stage 2 hearing topic that Stage 1 provision and submissions to be transferred to
Map 34 - Fernhill and Sunshine Bay as it relates to the PDP Stage 1 map being varied.	574.5		Skyline Enterprises Limited	That a new Commercial Tourism and Recreation Sub-Zone and associated provisions as outlined in this submission and attachments to this submission are adopted into the PDP.	Stream 13 Queenstown	Open Space and Recreation
Map 34 - Fernhill and Sunshine Bay as it relates to the PDP Stage 1 map being varied.	574.5	FS1063.23	Peter Fleming and Others	Oppose all	Stream 13 Queenstown	Open Space and Recreation
Map 34 - Fernhill and Sunshine Bay as it relates to the PDP Stage 1 map being varied.	574.5	FS1370.1	ZJV (NZ) Limited	The liberal controls promoted within the proposed "Commercial Tourism & Recreation Sub-Zone" are inappropriate in ONL setting. The proposed "Commercial Tourism & Recreation Sub-Zone" is not supported by an adequate examination of alternatives, costs and benefits under section 32 of the RMA 1991. The existing designation enables a range of activities that are appropriate for the location and inconsistent with a recent Environment Court Decision.	Stream 13 Queenstown	Open Space and Recreation
Map 31 - Lower Shotover as it relates to the Stage 1 PDP map being varied	338.4		Middleton Family Trust	Rezone the land on planning map 31 generally located between Lake Johnson and the Shotover River (as shown in Attachment B to the submission and legally described as secs 21, 24, 40, 41, 44, 61 Blk XXI Shotover SD, Sec 93 Blk II Shotover SD, Secs 43- 45, 52-55, 60 Blk II Shotover SD, Pt Sec 47 Blk II Shotover SD, Pt sec 123 & 124 Blk I Shotover SD, and Secs 130-132 Blk I Shotover SD) from Rural to part Low Density Residential and part Rural Residential with provision made to protect escarpment areas. NB: Attachment B shall take precedence over the legal descriptions cited above as it is unclear whether all these sites are affected by the rezoning (copied from Submission Point 338.2); AND Apply an urban growth boundary to the land zoned low density residential, as defined by Attachment B to the submission.	Stream 13 Queenstown	Wakatipu Basin

Map 31 - Lower Shotover as it relates to the Stage 1 PDP map being varied	501.17		Woodlot Properties Limited	Opposes the proposed rural zoning of land identified on Planning Map 31 and is within close proximity to other rural living/residential area. Seeks that land identified within the hatched area on the map attached to submission 501 (generally located adjacent to Hansen Road and east of Quail Rise) be zoned as Rural Residential and/or Rural Lifestyle. Requests that Proposed Planning Map 31 is amended to change the zoning of the area identified on the attached map (generally located adjacent to Hansen Road and east of Quail Rise) to Rural Residential and/or Rural Lifestyle.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)	Wakatipu Basin
Map 31 - Lower Shotover as it relates to the Stage 1 PDP map being varied	501.17	FS1112.1	Middleton Family Trust (Arnold Andrew Middletonm Isabella Gladys Middletonm Webb Farry Nominees Ltd & Steward Parker	That the part of the submission that relates to land outlined in yellow on the plan contained in Attachment C to submission 501 be disallowed.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)	Wakatipu Basin
Map 31 - Lower Shotover as it relates to the Stage 1 PDP map being varied	501.17	FS1270.97	Hansen Family Partnership	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)	Wakatipu Basin
Map 31 - Lower Shotover as it relates to the Stage 1 PDP map being varied	501.17	FS1289.17	Oasis In The Basin Association	The whole of the submission be allowed.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)	Wakatipu Basin
Map 31 - Lower Shotover as it relates to the Stage 1 PDP map being varied	310.1		Jon Waterston	Submitter seeks an extension to the Rural Residential zoning (see attached map - including the eastern portions of lots Proposed Lots 9 and 10 of Proposed Lot 1 DP 366504 and other portions of the subject land, being LOT 20 DP 464459 HAVING 3/11 SH IN LOTS 18-19 DP 430336) beyond the existing Ferry Hills Sub-Zone to resolve minor split zonings across lots and to enable additional rural residential development on an area of land which is difficult to farm productively.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)	Wakatipu Basin
Map 31 - Lower Shotover as it relates to the Stage 1 PDP map being varied	396.4		James Canning Muspratt	Submitter opposes the zoning of part of the submitter's land (legally described as Lot 1 and 2 DP 486552) being that part of the land west and north of the Outstanding Natural Landscape line shown in proposed planning Map 31 and submits it is rezoned to Rural Residential. Copied from points 396.2 and 396.3.	Stream 13 Queenstown	Wakatipu Basin

Map 31 - Lower Shotover as it relates to the Stage 1 PDP map being varied	467.1		Mr Scott Conway	Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District PPlan Map 31 - Lower Shotover. Opposes the proposed Rural Zoning of the subject land identified in the submission. Seeks that land identified on the map attached to the submission be rezoned as Rural Residential. Requests Planning Map 31 be amended to reflect this.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)	Wakatipu Basin
Map 31 - Lower Shotover as it relates to the Stage 1 PDP map being varied	500.1		Mr David Broomfield	Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east (including Lot 1 DP 473899, Lot 3 DP 473899, and Lot 10 473899). Opposes the proposed zoning of the submitters properties (and those adjoining my properties identified in Attachment 1) as Rural zone and Ferry Hill rural Residential Subzone identified on Planning Map 31 – Lower Shotover. Requests that proposed Planning Map 31 – Lower Shotover is amended to change the zoning of the specific area identified within 'Attachment 1: Proposed Rural Residential Zone Location Map' to Rural Residential.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)	Wakatipu Basin
Map 31 - Lower Shotover as it relates to the Stage 1 PDP map being varied	473.1		Mr Richard Hanson	Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District PPlan Map 31 - Lower Shotover. Opposes the proposed Rural Zoning of the subject land identified in the submission. Seeks that land identified on the map attached to the submission be rezoned as Rural Residential. Requests Planning Map 31 be amended to reflect this.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)	Wakatipu Basin
Map 31 - Lower Shotover as it relates to the Stage 1 PDP map being varied	473.2		Mr Richard Hanson	Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District PPlan Map 31 - Lower Shotover. Opposes the proposed Rural Zoning of the subject land identified in the submission. Seeks that land identified on the map attached to the submission be rezoned as Rural Residential.	Transferred to hearing stream 14 (Wakatipu Basin Mapping)	Wakatipu Basin
Maps 8 and 17 as it relates to the Stage 1 PDP map being varied	384.2		Glen Dene Ltd	We submit that the Hawea Campground, including underlying the campground designation 175, be rezoned to Rural Visitor Zone.	Stream 12 Upper Clutha	Open Space and Recreation

<p>Maps 8 and 17 as it relates to the Stage 1 PDP map being varied</p>	<p>282.3</p>		<p>Sarah Burdon</p>	<p>Currently the zoning of the camp and surrounding land – approximately 23 hectares is zoned Rural General. We support that this area, including underlying the campground designation 175, be rezoned to Rural Visitor Zone and that the area be planned for future development which can be done in stages.</p> <p>That the classification ONL be removed from the Lake Hawea Holiday Park (shown on Proposed Planning Map 17) and surrounding area ~23 ha. This area should be considered as being within the Rural Landscape Classification.</p> <p>Would like to see Designation 175 extended to cover campground operations and facilities which extend over both Pt Sec 2 Block II Lower Hawea Survey District parcel so that the whole campground (15.7 hectares) is designated for Motor Park not just Part.</p>	<p>Stream 12 Upper Clutha</p>	<p>Open Space and Recreation</p>
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## **Appendix I**

**Changes to parcels and properties affected by:  
Updating new roading data into planning maps**

MAP		OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA_SqM	Submitter no. (includes any associated further submissions)
GISID	NUMBER								
1997	13		ROAD	Sec 1, SO 495820, 1234m2	Industrial A			924.7	720
1998	13		ROAD	Sec 1, SO 495820, 1234m2	Industrial A			44.7	
1999	13		ROAD	Sec 2, SO 495820, 62m2	Industrial A			23.3	
2000	13	Lot 12, DP 322851, 2616m2	ROAD	Sec 2, SO 495820, 62m2	Industrial A			13.7	
2001	13		ROAD	Sec 2, SO 495820, 62m2	Industrial A			24.9	
1743	10	Section 11, SO 459834, 357.3183Ha	Rural			ROAD	Crown Range Rd	17.7	610
3	13	Pt Section 1, SO 342162, 222.4497Ha	Rural	Sec 4, SO 357952, 260m2		ROAD	Crown Range Rd	261.0	
11	13	Section 8, SO 342162, 365.9500Ha	Rural			ROAD	Crown Range Rd	162.1	
13	10		Rural			ROAD	Crown Range Rd	348.1	
15	10	Section 4, SO 342162, 956.2400Ha	Rural			ROAD	Crown Range Rd	115.7	
27	12	Section 2 Blk XII, Mid Wakatipu SD, 5.8949Ha	Rural	Sec 2, SO 471631, 126m2		ROAD	Glenorchy- Queenstown Rd	126.7	
31	10	Crown Land Block VII Cardrona Survey District, , 1.3470~Ha	Rural	Sec 13, SO 467007, 1772m2		ROAD	Cardrona Valley Rd	1776.7	
32	10	Crown Land Block III Crown Survey District, , 1.4521~Ha	WATER	Sec 78, SO 357952, 22m2		ROAD	Crown Range Rd	21.3	
34	10	Crown Land Block III Crown Survey District, , 1.5390~Ha	Rural	Sec 58, SO 357952, 5766m2		ROAD	Crown Range Rd	5586.9	
42	10	Section 41, SO 342162, 1.4150Ha	Rural	Sec 44, SO 357952, 44m2		ROAD	Crown Range Rd	44.7	
43	10	Section 1 Blk III, Crown SD, 132.7369Ha	Rural	Sec 74, SO 357952, 243m2		ROAD	Crown Range Rd	244.5	
44	10	Section 27 Blk VII, Cardrona SD, 21.2460Ha	Rural	Sec 1, SO 467007, 335m2		ROAD	Cardrona Valley Rd	336.9	
48	10	Section 45, SO 342162, 2360m2	Rural	Sec 36, SO 357952, 186m2		ROAD	Crown Range Rd	176.8	
51	12	Pt Reserve A Blk XIII, Mid Wakatipu SD, 15.3063~Ha	Rural	Sec 7, SO 471631, 199m2		ROAD	Glenorchy- Queenstown Rd	199.5	
57	10	Crown Land Block III Crown Survey District, , 1.0208~Ha	Rural	Sec 84, SO 357952, 366m2		ROAD	Crown Range Rd	368.4	
63	10	Section 47, SO 342162, 1170m2	Rural	Sec 29, SO 357952, 73m2		ROAD	Crown Range Rd	72.7	
65	10	Section 41, SO 342162, 1.4150Ha	Rural	Sec 48, SO 357952, 73m2		ROAD	Crown Range Rd	73.4	
67	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 49, SO 357952, 298m2		ROAD	Crown Range Rd	298.9	
79	10	Section 4, SO 342162, 956.2400Ha	Rural	Sec 31, SO 357952, 1812m2		ROAD	Crown Range Rd	1815.9	
83	12	Section 37 Blk XIII, Mid Wakatipu SD, 4.9150Ha	Rural	Sec 5, SO 471631, 522m2		ROAD	Glenorchy- Queenstown Rd	524.1	
85	12	Pt Reserve A Blk XII, Mid Wakatipu SD, 90.9909~Ha	Rural	Sec 1, SO 471631, 865m2		ROAD	Glenorchy- Queenstown Rd	867.5	
86	13	Section 2, SO 342162, 199.8700Ha	Rural	Sec 7, SO 357952, 122m2		ROAD	Crown Range Rd	122.8	
90	10	Section 41, SO 342162, 1.4150Ha	Rural	Sec 45, SO 357952, 164m2		ROAD	Crown Range Rd	164.4	
91	10	Crown Land Block III Crown Survey District, , 4852~m2	Rural	Sec 63, SO 357952, 288m2		ROAD	Crown Range Rd	126.2	
92	10		Rural	Sec 63, SO 357952, 288m2		ROAD	Crown Range Rd	51.0	
95	25	Crown Land Block XXI Town of Glenorchy, , 3.3471~Ha	Rural	Sec 2, SO 460860, 1240m2		ROAD	Glenorchy- Queenstown Rd	1243.9	

<b>GISID</b>	<b>MAP NUMBER</b>	<b>OLD LEGAL DESCRIPTION</b>	<b>STAGE 1 PDP</b>	<b>NEW LEGAL DESCRIPTION</b>	<b>Operative DP Zone</b>	<b>STAGE 2 PDP</b>	<b>ROAD NAME</b>	<b>AREA_SqM</b>	<b>Submitter no. (includes any associated further submissions)</b>
98 10		Pt, RUN 340B, 5751.2176~Ha	Rural	Sec 18, SO 467007, 373m2		ROAD	Cardrona Valley Rd	373.7	
101 10		Section 4, SO 342162, 956.2400Ha	Rural	Sec 38, SO 357952, 266m2		ROAD	Crown Range Rd	258.3	
117 10		Pt, RUN 25, Total 7266.1307Ha	Rural			ROAD	Crown Range Rd	1584.9	
118 10		Pt, RUN 25, 5626.5295~Ha	Rural			ROAD	Crown Range Rd	823.9	
121 10			Rural			ROAD	Crown Range Rd	22.4	
129 12		Section 36 Blk XIII, Mid Wakatipu SD, 98.2000Ha	Rural			ROAD	Glenorchy- Queenstown Rd	43.9	
130 12		, RUN 346A, 6.0039~Ha	Rural			ROAD	Glenorchy- Queenstown Rd	150.4	
131 9		Pt Reserve D Blk X, Glenorchy SD, 63.0931~Ha	Rural			ROAD	Glenorchy- Queenstown Rd	14079.4	
138 12		, RUN 346A, 2679.9486~Ha	Rural			ROAD	Glenorchy- Queenstown Rd	799.8	
149 10			WATER	Sec 43, SO 357952, 198m2		ROAD	Glenorchy- Crown Range Rd	189.8	
150 12		Section 36 Blk XIII, Mid Wakatipu SD, 98.2000Ha	Rural	Sec 6, SO 471631, 224m2		ROAD	Glenorchy- Queenstown Rd	224.9	
152 10		Section 2 Blk III, Crown SD, 152.3641Ha	Rural	Sec 57, SO 357952, 413m2		ROAD	Crown Range Rd	411.4	
154 10		Pt, RUN 25, 5626.5295~Ha	Rural	Sec 28, SO 357952, 59m2		ROAD	Crown Range Rd	92.5	
165 9		Pt Reserve D Blk X, Glenorchy SD, 63.0931~Ha	Rural	Sec 8, SO 471631, 487m2		ROAD	Glenorchy- Queenstown Rd	488.7	
168 10		Pt, RUN 25, 5626.5295~Ha	Rural	Sec 26, SO 357952, 143m2		ROAD	Crown Range Rd	145.0	
170 10		Section 4, SO 342162, 956.2400Ha	Rural	Sec 52, SO 357952, 2231m2		ROAD	Crown Range Rd	2235.3	
176 10			WATER	Sec 42, SO 357952, 333m2		ROAD	Crown Range Rd	227.3	
177 10		Section 2 Blk III, Crown SD, 152.3641Ha	Rural	Sec 68, SO 357952, 811m2		ROAD	Crown Range Rd	700.2	
178 10		Crown Land Block III Crown Survey District, , 1.5390~Ha	Rural	Sec 68, SO 357952, 811m2		ROAD	Crown Range Rd	12.3	
181 10		Crown Land Block VII Cardrona Survey District, , 6.4114~Ha	Rural	Sec 7, SO 467007, 1009m2		ROAD	Cardrona Valley Rd	1001.7	
187 10		Section 48, SO 342162, 1300m2	Rural	Sec 25, SO 357952, 90m2		ROAD	Crown Range Rd	90.3	
188 10		Pt, RUN 25, 5626.5295~Ha	Rural	Sec 24, SO 357952, 1869m2		ROAD	Crown Range Rd	1542.7	
189 10			Rural	Sec 24, SO 357952, 1869m2		ROAD	Crown Range Rd	255.2	
191 10		Section 4, SO 342162, 956.2400Ha	Rural	Sec 39, SO 357952, 301m2		ROAD	Crown Range Rd	302.0	
193 25		Section 15, SO 369025, 29.8891Ha	Rural			ROAD	Glenorchy- Queenstown Rd	38.3	
194 25		Crown Land Block IV Glenorchy Survey District, , 4.1096~Ha	Rural			ROAD	Glenorchy- Queenstown Rd	23.1	
195 25		Section 27 Blk IV, Glenorchy SD, 5893m2	Rural			ROAD	Glenorchy- Queenstown Rd	293.1	
200 10		Section 46, SO 342162, 2520m2	Rural	Sec 32, SO 357952, 159m2		ROAD	Crown Range Rd	159.6	

MAP		OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA_SqM	Submitter no. (includes any associated further submissions)
GISID	NUMBER								
201	10	Crown Land Block III Crown Survey District, , 1.0208~Ha	Rural	Sec 80, SO 357952, 257m2		ROAD	Crown Range Rd	241.4	
219	10	Pt, RUN 25, Total 7266.1307Ha	Rural	Sec 50, SO 357952, 107m2		ROAD	Crown Range Rd	105.8	
230	10	Section 4, SO 342162, 956.2400Ha	Rural	Sec 30, SO 357952, 83m2		ROAD	Crown Range Rd	82.8	
235	13	Section 2, SO 342162, 199.8700Ha	Rural	Sec 3, SO 357952, 122m2		ROAD	Crown Range Rd	122.2	
237	10		WATER	Sec 66, SO 357952, 5m2		ROAD	Crown Range Rd	30.7	
238	10	Section 27 Blk VII, Cardrona SD, 21.2460Ha	Rural	Sec 6, SO 467007, 2180m2		ROAD	Cardrona Valley Rd	2183.1	
239	13	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 1, SO 476808, 2564m2		ROAD	Crown Range Rd	2558.8	
240	10	Pt, RUN 25, Total 7266.1307Ha	Rural	Sec 54, SO 357952, 156m2		ROAD	Crown Range Rd	156.0	
244	10	Section 27 Blk VII, Cardrona SD, 21.2460Ha	Rural	Sec 3, SO 467007, 134m2		ROAD	Cardrona Valley Rd	134.4	
248	10	Pt, RUN 25, Total 7266.1307Ha	Rural	Sec 53, SO 357952, 245m2		ROAD	Crown Range Rd	246.1	
249	12	Pt, RUN 706, 4332.9595~Ha	Rural	Sec 3, SO 471631, 2679m2		ROAD	Glenorchy- Queenstown Rd	2686.3	
257	25	Crown Land Block XXI Town of Glenorchy, , 3.3471~Ha	Rural	Sec 3, SO 460860, 1651m2		ROAD	Glenorchy- Queenstown Rd	1583.2	
258	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 41, SO 357952, 3159m2		ROAD	Crown Range Rd	3276.8	
261	10	Section 2, SO 24173, 71.0000Ha	Rural			ROAD	Cardrona Valley Rd	27.8	
268	10	Pt, RUN 25, 5626.5295~Ha	WATER	Sec 23, SO 357952, 1577m2		ROAD	Crown Range Rd	12.3	
269	10		WATER	Sec 23, SO 357952, 1577m2		ROAD	Crown Range Rd	1648.0	
270	10	Section 41, SO 342162, 1.4150Ha	Rural	Sec 46, SO 357952, 231m2		ROAD	Crown Range Rd	231.6	
271	10	Section 45, SO 342162, 2360m2	Rural	Sec 33, SO 357952, 330m2		ROAD	Crown Range Rd	301.2	
277	10	Section 1 Blk III, Crown SD, 132.7369Ha	Rural	Sec 75, SO 357952, 146m2		ROAD	Crown Range Rd	146.3	
280	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 19, SO 357952, 15m2		ROAD	Crown Range Rd	14.9	
281	13	Section 4, SO 342162, 956.2400Ha	Rural	Sec 17, SO 357952, 492m2		ROAD	Crown Range Rd	493.9	
289	10	Section 27 Blk VII, Cardrona SD, 21.2460Ha	Rural	Sec 5, SO 467007, 1108m2		ROAD	Cardrona Valley Rd	1109.9	
306	10	Pt, RUN 25, 5626.5295~Ha	Rural	Sec 22, SO 357952, 67m2		ROAD	Crown Range Rd	30.5	
310	10	Crown Land Blk I, Knuckle Peak SD, 8604~m2	Rural	Sec 72, SO 357952, 320m2		ROAD	Crown Range Rd	351.6	
312	10	Section 28 Blk VII, Cardrona SD, 8600m2	Rural	Sec 8, SO 467007, 29m2		ROAD	Cardrona Valley Rd Glenorchy-	28.9	
320	25	Crown Land Block IV Glenorchy Survey District, , 4.1096~Ha	Rural	Sec 6, SO 460860, 405m2		ROAD	Queenstown Rd	407.1	
325	13	Section 2, SO 342162, 199.8700Ha	Rural	Sec 10, SO 357952, 528m2		ROAD	Crown Range Rd	526.6	
326	10	Section 4, SO 342162, 956.2400Ha	Rural	Sec 35, SO 357952, 27m2		ROAD	Crown Range Rd	38.4	
493	30	Lot 600, DP 480834, 18.6264Ha	SCSZ	Lot 800, DP 485096, 5466m2		ROAD	Myles Way	5476.5	
494	30	Lot 600, DP 480834, 18.6264Ha	SCSZ	Lot 801, DP 485096, 391m2		ROAD	Primrose Lane	391.8	
495	30	Lot 600, DP 480834, 18.6264Ha	SCSZ	Lot 802, DP 485096, 663m2		ROAD	Primrose Lane	665.0	



MAP		OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA_SqM	Submitter no. (includes any associated further submissions)
GISID	NUMBER								
502	33	Lot 7, DP 475347, 43.9200Ha	Remarkables	Lot 4, DP 485537, 2698m2		ROAD	Red Oaks Dr	2702.9	
642	30	Lot 2, DP 479975, 2.0392Ha	SCSZ	Lot 101, DP 486079, 2034m2		ROAD	Marston Rd	2038.0	
645	30	Lot 2, DP 479975, 2.0392Ha	SCSZ	Lot 100, DP 486079, 1896m2		ROAD	Coventry Cr	1900.2	
702	18	Lot 100, DP 453936, 2.4664Ha	LDR	Lot 997, DP 482460, 2691m2		ROAD	Nancy Lane	2694.4	
932	18	Section 12 Blk VIII, Lower Hawea SD, Total 2.2662Ha	Rural	Sec 2, SO 489559, 2149m2		ROAD	Church Rd	2130.5	
938	18	Pt Section 34 Blk VIII, Lower Hawea SD, 1.7955Ha	Rural	Sec 5, SO 489559, 330m2		ROAD	Church Rd	315.8	
1059	30	Lot 600, DP 480834, 18.6264Ha	SCSZ	Lot 801, DP 488075, 1.1835Ha		ROAD	Marsden Place	11859.4	
1060	30	Lot 600, DP 480834, 18.6264Ha	SCSZ	Lot 802, DP 488075, 255m2		ROAD	Tudor Lane	255.7	
1061	30	Lot 600, DP 480834, 18.6264Ha	SCSZ	Lot 803, DP 488075, 379m2		ROAD	Violet Way	379.5	
1062	30	Lot 600, DP 480834, 18.6264Ha	SCSZ	Lot 804, DP 488075, 1798m2		ROAD	Violet Way	1802.1	
1091	24	Lot 1012, DP 475648, 13.2818Ha	Township	Lot 972, DP 483256, 3249m2		ROAD	Finch St	3250.8	
1134	18	Lot 919, DP 479637, 17.9589Ha	LDR	Lot 816, DP 486039, 4637m2		ROAD	Bull Ridge	4646.4	
1159	18	Pt Section 49 Blk VII, Lower Hawea SD, Total 1.7402~Ha	Rural	Marked C, SO 21757, 1310m2		ROAD	Luggate-Tarras Rd	1310.3	
1282	18	Lot 49, DP 346120, 1.9911Ha	LDR	Lot 98, DP 484206, 2102m2		ROAD	Eden Close	2104.9	
1470	18	Lot 500, DP 481348, 3.9087Ha	LDR	Lot 300, DP 491833, 5111m2		ROAD	Kahu Close	5115.3	
1473	18	Lot 500, DP 481348, 3.9087Ha	LDR	Lot 301, DP 491833, 1589m2		ROAD	Matipo St	1590.7	
1575	30	Lot 12, DP 386956, 10.1429Ha	SCSZ	Lot 800, DP 491188, 3091m2		ROAD	Ashenhurst Way	2144.8	
1576	30	Lot 3, DP 470413, 11.5515Ha	SCSZ	Lot 800, DP 491188, 3091m2		ROAD	Ashenhurst Way	952.6	
1577	30	Lot 4, DP 473343, 17.7892Ha	SCSZ	Lot 801, DP 491188, 6702m2		ROAD	Toni's Terrace	4309.7	
1578	30	Lot 11, DP 386956, 7.9264Ha	SCSZ	Lot 801, DP 491188, 6702m2		ROAD	Toni's Terrace	2404.5	
1617	18	Lot 919, DP 479637, 17.9589Ha	LDR	Lot 815, DP 491676, 5392m2		ROAD	Avalanche Place	5400.9	
1637	24	Lot 1012, DP 475648, 13.2818Ha	Township	Lot 971, DP 492801, 3692m2		ROAD	Kingfisher Cr	3697.8	
			Remarkables						
1667	33	Lot 4, DP 475347, 11.0935Ha	Park	Lot 3, DP 492600, 960m2		ROAD	Cherry Blossom Ave	962.7	
1683	18	Lot 38, DP 443395, 4091m2	LDR	Lot 100, DP 489206, 798m2		ROAD	Pukeko Place	795.9	
1735	30	Lot 3, DP 470413, 11.5515Ha	SCSZ	Sec 3, SO 494244, 411m2		ROAD	Ashenhurst Way	411.0	
							Luggate-Cromwell Rd		
1915	11	Lot 2, DP 474192, 299.2370Ha	Rural			ROAD		11585.4	
1963	39	Lot 104, DP 454410, 7.4031Ha	LDR	Lot 101, DP 495396, 3170m2		ROAD	Evening Star Rd	3175.0	
2179	30	Lot 601, DP 473621, 4.3188Ha	SCSZ	Lot 600, DP 496374, 4270m2		ROAD	Cheltenham Rd	4275.7	
2181	30	Lot 601, DP 473621, 4.3188Ha	SCSZ	Lot 601, DP 496374, 2962m2		ROAD	Cheltenham Rd	2966.9	
2182	30	Lot 1, DP 459652, 6914m2	SCSZ	Lot 604, DP 496374, 1303m2		ROAD	Cheltenham Rd	1306.4	
2271	30	Lot 4, DP 479975, 1.7730Ha	SCSZ	Lot 103, DP 491820, 3036m2		ROAD	Coventry Cr	3041.6	
2273	30	Lot 4, DP 479975, 1.7730Ha	SCSZ	Lot 104, DP 491820, 1910m2		ROAD	Stone Walls Terrace	1913.7	
2315	24	Lot 1012, DP 475648, 13.2818Ha	Large Lot	Lot 971, DP 496259, 9286m2		ROAD	Kingfisher Cr	9298.0	
2361	30	Lot 600, DP 480834, 18.6264Ha	SCSZ	Lot 806, DP 491187, 1438m2		ROAD	Primrose Lane	1441.1	
2389	32	Lot 2, DP 305273, 3.5103Ha	LDR	Lot 200, DP 490069, 6778m2		ROAD	Highlands Close	6791.9	
2453	13	Section 5, SO 461463, 7655m2	Frankton Flats	Lot 100, DP 494556, 1504m2		ROAD	Hawthorne Dr	1505.7	

MAP		OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA_SqM	Submitter no. (includes any associated further submissions)
GISID	NUMBER								
2456	13	Section 6, SO 461463, 17.4653Ha	Frankton Flats	Lot 101, DP 494556, 4065m2		ROAD	Hawthorne Dr	4067.9	
2505	18	Pt Section 49 Blk VII, Lower Hawea SD, Total 1.7402~Ha	Rural	Sec 1, SO 496286, 788m2		ROAD	Luggate-Tarras Rd	789.0	
2600	30	Lot 600, DP 480834, 18.6264Ha	SCSZ	Lot 805, DP 497934, 2323m2		ROAD	Tudor Lane	2327.8	
2601	30	Lot 600, DP 480834, 18.6264Ha	SCSZ	Lot 807, DP 497934, 720m2		ROAD	Tudor Lane	721.5	
3152	13	Section 26 Blk II, Shotover SD, 2.0234Ha	MDR	Sec 4, SO 502556, 216m2		ROAD	Frankton-Ladies Mile Hwy	37.1	847, 717
3154	13	Section 25 Blk II, Shotover SD, 2.0234Ha	MDR	Sec 4, SO 502556, 216m2		ROAD	Frankton-Ladies Mile Hwy	11.0	847, 717
3159	13	Section 130 Blk I, Shotover SD, 2.0234Ha	MDR	Sec 1, SO 502556, 4518m2		ROAD	Frankton-Ladies Mile Hwy	238.0	717
3160	13	Section 132 Blk I, Shotover SD, 2.0234Ha	Rural	Sec 1, SO 502556, 4518m2		ROAD	Frankton-Ladies Mile Hwy	2113.2	717, 751
3161	13	Section 131 Blk I, Shotover SD, 2.0234Ha	Rural	Sec 1, SO 502556, 4518m2		ROAD	Frankton-Ladies Mile Hwy	371.0	717
3162	13	Section 133 Blk I, Shotover SD, 2.0234Ha	MDR	Sec 1, SO 502556, 4518m2		ROAD	Frankton-Ladies Mile Hwy	970.2	717, 847, 751
3191	16	Lot 2, DP 25911, 6.3680Ha	Rural Lifestyle	Sec 1, SO 502159, 109m2		ROAD	Haast Pass-Makarora Rd	110.0	706, 585
3202	30	Lot 500, DP 470412, 23.6578Ha	SCSZ			ROAD	Howards Dr	16.3	239 & 404
3708	17	Lot 998, DP 372972, 1.5151Ha	Township	Lot 99, DP 502374, 2492m2		ROAD	Edna Lane	2494.9	249
3710	17	Lot 997, DP 372972, 1.8109Ha	Township	Lot 98, DP 502374, 2947m2		ROAD	Francis Lane	2951.8	249
3806	18	Lot 301, DP 471213, 4.3729Ha	Rural Residential	Lot 100, DP 490923, 1469m2		ROAD	Mount Linton Ave	1471.0	638
3807	18	Lot 301, DP 471213, 4.3729Ha	Rural Residential	Lot 101, DP 490923, 24m2		ROAD	Aubrey Rd	25.1	638
4276	30	Lot 1, DP 26719, 3.8393Ha	LDR	Lot 201, DP 505513, 1.1482Ha		ROAD	Bathans Lane	10948.0	655
4278	30	Lot 3, DP 392823, 6843m2	LDR	Lot 201, DP 505513, 1.1482Ha		ROAD	Dewar St	521.5	655
4279	30	Lot 4, DP 447906, 27.3981Ha	LDR	Lot 201, DP 505513, 1.1482Ha		ROAD	Lorne St	30.8	655
4281	30	Lot 3, DP 392823, 6843m2	LDR	Lot 202, DP 505513, 7637m2		ROAD	Lauder St	1412.4	655
4282	30	Lot 4, DP 447906, 27.3981Ha	LDR	Lot 202, DP 505513, 7637m2		ROAD	Clover Lane	6239.0	655
4285	30	Lot 4, DP 447906, 27.3981Ha	Rural	Lot 203, DP 505513, 5820m2		ROAD	Hayes Creek Rd	5829.3	655
4288	30	Lot 4, DP 447906, 27.3981Ha	Rural	Lot 204, DP 505513, 2554m2		ROAD	Huxley Place	2558.4	655
4293	30	Lot 1, DP 26719, 3.8393Ha	LDR	Lot 300, DP 505513, 1656m2		ROAD	Red Cottage Dr	1134.1	655
4294	30	Lot 3, DP 392823, 6843m2	LDR	Lot 300, DP 505513, 1656m2		ROAD	Red Cottage Dr	525.4	655
4542	33	Lot 102, DP 411971, 20.3888Ha	LDR	Lot 501, DP 505699, 7578m2		ROAD	Florence Close	6871.5	347
4543	33	Lot 104, DP 411971, 661m2	LDR	Lot 501, DP 505699, 7578m2		ROAD	Middleton Rd	485.2	347
4545	33	Lot 102, DP 411971, 20.3888Ha	LDR	Lot 502, DP 505699, 119m2		ROAD	Middleton Rd	116.5	347
4547	33	Lot 102, DP 411971, 20.3888Ha	LDR	Lot 510, DP 505699, 1460m2		ROAD	Middleton Rd	1454.3	347, 336

MAP		OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA_SqM	Submitter no. (includes any associated further submissions)
GISID	NUMBER								
4966	18	Lot 65, DP 371470, 106.8838Ha	Rural General (Operative)	Lot 3000, DP 510104, 1.1679Ha		ROAD	Cluden Cr	11695.3	638
2602	13	Lot 3, DP 22742, 1.2000Ha	Frankton Flats	Lot 102, DP 495348, 778m2		ROAD	Hawthorne Dr	779.2	
2857	24	Lot 1012, DP 475648, 13.2818Ha	Township	Lot 972, DP 498916, 7522m2		ROAD	Kingfisher Cr	7534.1	
2942	30	Lot 14, DP 386956, 8.3215Ha	SCSZ	Lot 2000, DP 501112, 9536m2		ROAD	Regent St	5465.3	
2943	30	Lot 15, DP 386956, 10.4683Ha	SCSZ	Lot 2000, DP 501112, 9536m2		ROAD	Nobles Lane	2799.7	
2944	30	Lot 3, DP 470413, 11.5515Ha	SCSZ	Lot 2000, DP 501112, 9536m2		ROAD	Regent St	1292.1	
2945	30	Lot 3, DP 470413, 11.5515Ha	SCSZ	Lot 2001, DP 501112, 1392m2		ROAD	Ashenhurst Way	1394.8	
2946	30	Lot 3, DP 470413, 11.5515Ha	SCSZ	Lot 2002, DP 501112, 807m2		ROAD	Stalker Rd	809.1	
3195	30	Lot 2, DP 20797, 4.3946Ha	Rural			ROAD	Herries Lane	19.8	
3279	30	Lot 12, DP 386956, 10.1429Ha	SCSZ	Lot 2002, DP 503962, 8452m2		ROAD	Regent St	1807.7	
3280	30	Lot 3, DP 470413, 11.5515Ha	SCSZ	Lot 2002, DP 503962, 8452m2		ROAD	Peterley Rd	6660.2	
3412	18	Lot 5, DP 300734, 4.0183Ha	LDR	Lot 28, DP 502229, 4561m2		ROAD	Barclay Place	4566.0	
3574	13	Section 1, SO 461463, 279m2	Frankton Flats	Lot 101, DP 505552, 1339m2		ROAD	Frankton-Ladies Mile Hwy	279.4	
3576	13	Section 5, SO 461463, 7655m2	Frankton Flats	Lot 101, DP 505552, 1339m2		ROAD	Frankton-Ladies Mile Hwy	1062.8	
3617	18	Lot 1, DP 356941, 2.5001Ha	LDR	Lot 22, DP 500646, 3057m2		ROAD	Stackbrae Ave	3060.9	
3646	11	Lot 2, DP 474192, 299.2370Ha	Rural	Lot 100, DP 504734, 2.5094Ha		ROAD	Luggate-Cromwell Rd	17207.1	
3832	24	Pt Lot 1, DP 304935, 1.1711Ha	Township	Lot 13, DP 506991, 1563m2		ROAD	Hebbard Court	1565.6	
3964	30	Lot 12, DP 386956, 10.1429Ha	SCSZ	Lot 800, DP 506583, 2880m2		ROAD	Chadlington Way	2494.9	
3965	30	Lot 11, DP 386956, 7.9264Ha	SCSZ	Lot 800, DP 506583, 2880m2		ROAD	Stalker Rd	391.4	
3966	30	Lot 12, DP 386956, 10.1429Ha	SCSZ	Lot 801, DP 506583, 2012m2		ROAD	Masons Court	1923.3	
3967	30	Lot 3, DP 470413, 11.5515Ha	SCSZ	Lot 801, DP 506583, 2012m2		ROAD	Peterley Rd	93.4	
3968	30	Lot 12, DP 386956, 10.1429Ha	SCSZ	Lot 802, DP 506583, 1523m2		ROAD	Chadlington Way	1526.0	
3969	30	Lot 12, DP 386956, 10.1429Ha	SCSZ	Lot 803, DP 506583, 919m2		ROAD	Masons Court	548.0	
3970	30	Lot 3, DP 470413, 11.5515Ha	SCSZ	Lot 803, DP 506583, 919m2		ROAD	Masons Court	372.6	
4275	30	Lot 3, DP 337268, 4013m2	LDR	Lot 200, DP 505513, 1413m2		ROAD	Red Cottage Dr	1414.0	
4478	11	Lot 2, DP 474192, 299.2370Ha	Rural			ROAD	Luggate-Cromwell Rd	3316.7	
4541	33	Lot 103, DP 411971, 2.2181Ha	LDR	Lot 501, DP 505699, 7578m2		ROAD	Middleton Rd	226.6	
4979	30	Lot 4, DP 473343, 17.7892Ha	SCSZ	Lot 800, DP 510123, 7046m2		ROAD	Cherwell Lane	4396.4	
4980	30	Lot 11, DP 386956, 7.9264Ha	SCSZ	Lot 800, DP 510123, 7046m2		ROAD	Butler Lane	2664.8	
4981	30	Lot 12, DP 386956, 10.1429Ha	SCSZ	Lot 801, DP 510123, 7861m2		ROAD	Peterley Rd	1711.3	
4982	30	Lot 4, DP 473343, 17.7892Ha	SCSZ	Lot 801, DP 510123, 7861m2		ROAD	Cherwell Lane	2619.3	
4983	30	Lot 11, DP 386956, 7.9264Ha	SCSZ	Lot 801, DP 510123, 7861m2		ROAD	Foxwell Way	3545.4	
4984	30	Lot 12, DP 386956, 10.1429Ha	SCSZ	Lot 802, DP 510123, 291m2		ROAD	Chadlington Way	121.5	
4985	30	Lot 11, DP 386956, 7.9264Ha	SCSZ	Lot 802, DP 510123, 291m2		ROAD	Chadlington Way	170.3	

MAP		OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA_SqM	Submitter no. (includes any associated further submissions)
GISID	NUMBER								
4986	30	Lot 11, DP 386956, 7.9264Ha	SCSZ	Lot 803, DP 510123, 1826m2		ROAD	Butler Lane	1829.5	
4987	30	Lot 11, DP 386956, 7.9264Ha	SCSZ	Lot 804, DP 510123, 900m2		ROAD	Butler Lane	902.1	
4988	30	Lot 11, DP 386956, 7.9264Ha	SCSZ	Lot 805, DP 510123, 751m2		ROAD	Headley Dr	752.9	
4989	30	Lot 4, DP 473343, 17.7892Ha	Rural	Lot 806, DP 510123, 541m2		ROAD	Peasmoor Rd	542.8	
4990	30	Lot 4, DP 473343, 17.7892Ha	Rural	Lot 807, DP 510123, 2499m2		ROAD	Hicks Rd	2504.0	
4991	30	Lot 4, DP 473343, 17.7892Ha	Rural	Lot 808, DP 510123, 762m2		ROAD	Cherwell Lane	764.0	
5121	18	Lot 3, DP 449599, 16.7836Ha	LDR	Lot 900, DP 509001, 1.0417Ha		ROAD	Garnet Grove	10432.3	
5147	18	Pt Section 52 Blk XIV, Lower Wanaka SD, 4381m2	LDR			ROAD	Kidson Lane	155.5	
1996	13		ROAD	Sec 1, SO 495820, 1234m2		Rural		266.8	720, 344
1	10		ROAD	Pt Sec 16 BLK XVIII, Shotover SD, 594m2		Rural		222.9	
2	10		ROAD	Pt Sec 16 BLK XVIII, Shotover SD, 594m2		Rural		867.4	
4	10		ROAD	Sec 12, SO 467007, 58m2		Rural		59.0	
53	10		ROAD	Sec 76, SO 357952, 613m2		Rural		613.6	
66	12		ROAD	Sec 9, SO 471631, 350m2		Rural		351.4	
94	10		ROAD	Sec 83, SO 357952, 968m2		Rural		1855.6	
96	10		ROAD	Sec 4, SO 467007, 23m2		Rural		23.7	
99	10		ROAD	Sec 11, SO 467007, 192m2		Rural		193.3	
102	10		ROAD	Sec 9, SO 467007, 324m2		Rural		324.8	
104	10		ROAD	Sec 59, SO 357952, 6188m2		Rural		232.5	
105	10		ROAD	Sec 59, SO 357952, 6188m2		Rural		5731.1	
109	10		ROAD	Sec 2, SO 467007, 97m2		Rural		97.3	
125	10		ROAD	Sec 65, SO 357952, 22m2		Rural		159.7	
155	10		ROAD	Sec 69, SO 357952, 201m2		Rural		216.9	
184	25		ROAD	Sec 5, SO 460860, 321m2		Rural		299.1	
192	10		ROAD	Sec 61, SO 357952, 53m2		Rural		168.8	
220	10		ROAD	Sec 82, SO 357952, 211m2		Rural		231.9	
234	25		ROAD	Sec 7, SO 460860, 6350m2		Rural		6871.7	
267	10		ROAD	Sec 18, SO 357952, 4129m2		Rural		4132.5	
294	10		ROAD	Sec 10, SO 467007, 195m2		Rural		195.5	
3194	30		ROAD	Sec 9, SO 504525, 927m2		Rural		920.4	850
3114	18		ROAD	Pt Sec 4 Blk XI, Lower Wanaka SD, 25.77~Ha		Rural		1943.7	
3117	18		ROAD	Pt Sec 9 Blk VI, Lower Hawea SD, 71.77~Ha		Rural		5506.1	
3121	18		ROAD	Pt Sec 11 Blk VI, Lower Hawea SD, 57.85~Ha		Rural		6091.9	
3283	10		ROAD	Lot 3, DP 493411, 91.8608Ha		Rural		3276.1	

GISID	MAP NUMBER	OLD LEGAL DESCRIPTION	STAGE 1 PDP	NEW LEGAL DESCRIPTION	Operative DP Zone	STAGE 2 PDP	ROAD NAME	AREA_SqM	Submitter no. (includes any associated further submissions)
5151	9		ROAD	Sec 1, SO 510753, 22.1739Ha		Rural		54.5	
5156	9		ROAD	Sec 2, SO 510753, 425.9659Ha		Rural		16900.0	
5164	12		ROAD	Sec 5, SO 510753, 6.2793Ha		Rural		871.6	
5176	9		ROAD			Rural		13.5	
5184	9		ROAD	Sec 3, SO 510753, 1484.2954Ha		Rural		958.6	
3189	16		ROAD	Sec 2, SO 502159, 6.3561Ha		Rural Lifestyle		88.3	706, 585
2869	30	Lot 101, DP 386956, 4980m2	ROAD	Lot 555, DP 501112, 2044m2		SCSZ		101.6	
2871	30	Lot 101, DP 386956, 4980m2	ROAD	Lot 556, DP 501112, 4273m2		SCSZ		153.2	
2874	30	Lot 101, DP 386956, 4980m2	ROAD	Lot 557, DP 501112, 813m2		SCSZ		152.2	
2869	30	Lot 101, DP 386956, 4980m2	ROAD	Lot 555, DP 501112, 2044m2	Shotover Country SZ			101.6	
2871	30	Lot 101, DP 386956, 4980m2	ROAD	Lot 556, DP 501112, 4273m2	Shotover Country SZ			153.2	
2874	30	Lot 101, DP 386956, 4980m2	ROAD	Lot 557, DP 501112, 813m2	Shotover Country SZ			152.2	

**APPENDIX 13  
SECTION 32 CHAPTER 24  
WAKITIPU BASIN**



## **Section 32 Evaluation Report**

### **Chapter 24 Wakatipu Basin**

Comprising the

## **Wakatipu Basin Rural Amenity Zone and Lifestyle Precinct (for Proposed Variation to the PDP)**

And consequential Variations to Proposed District Plan 26 August 2015:

### **Chapter 2 Definitions**

### **Chapter 22 Rural Residential and Rural Lifestyle**

### **Chapter 27 Subdivision and Development**

### **Chapter 36 Noise**

Report dated: November 2017

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## 2. Section 32 Evaluation Report: Wakatipu Basin Rural Amenity Zone and Lifestyle Precinct

### 2.1 Purpose of the report

Section 32 of the *Resource Management Act 1991* (the Act) requires objectives in plan change proposals to be examined for their appropriateness in achieving the purpose of the Act, and the policies and methods of those proposals to be examined for their efficiency, effectiveness and risk in achieving the objectives (MFE, 2014).

Accordingly, this report provides an analysis of the key issues, objectives and policy response to be incorporated within the **Wakatipu Basin Rural Amenity Zone and Lifestyle Precinct (Chapters 21A and 22A)** of the Proposed District Plan;

As required by section 32 of the RMA, this report provides the following:

- An overview of the applicable **Statutory Policy Context**
- Description of the **Non-Statutory Context** (strategies, studies and community plans) which have informed proposed provisions
- Description of the **Resource Management Issues** which provide the driver for proposed provisions
- An **Evaluation** against Section 32(1)(a) and Section 32(1)(b) of the Act, that is:
  - Whether the objectives are the most appropriate way to achieve the RMA's purpose (s32(1)(a)).
  - Whether the provisions (policies and methods) are the most appropriate way to achieve the objectives (S32(1)(b)), including:
    - identifying other reasonably practicable options for achieving the objectives,
    - assessing the efficiency and effectiveness of the provisions in achieving the objectives, and
    - summarising the reasons for deciding on the provisions.
- A **level of detail** that corresponds to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal (s32(1)(c))
- Consideration of **Risk**

### 2.2 Introduction

The Wakatipu Basin Chapter 24 applies to all land identified as Wakatipu Basin Rural Amenity Zone (**the Zone or WBRAZ**) or Wakatipu Basin Lifestyle Precinct (**the Precinct or WBLP**) within the Planning Maps attached to the Stage 2 Proposed District Plan (PDP) notification bundle. The Precinct is a sub-zone within the Zone and all references to the Zone include the Precinct. The Wakatipu Basin Chapter 24 also contains rules relating to visitor accommodation, refer to the separate section 32 evaluation report addressing that matter. also, a separate section 32 evaluation has been prepared for the variation to the definition of *site*.

All of the land covered by the WBRAZ was notified in Stage 1 as Rural Zone, Rural Lifestyle Zone or Rural Residential Zone. The notification of the Chapter 24 Wakatipu Basin and the WBRAZ is therefore a variation to the Stage 1 Planning Maps. The Wakatipu Basin Chapter 24 itself, forms part of Stage 2 of the PDP.

The Strategic chapters, and a number of District Wide annotations and District Wide chapters<sup>1</sup> were notified for submissions in Stage 1 and they therefore already apply to all land notified in Stage 1 including all of the WBRAZ. Through Stage 2, some additional zone specific District Wide provisions are being notified that apply specifically to the WBRAZ and WBLP zones and Chapter 24, for example new standards for subdivision, noise and also new definitions.

<sup>1</sup> For instance, including but not limited to Heritage Items, Protected Trees, Outstanding Natural Features and Landscapes.

For clarity, **Table 1** below identifies the land area (generally described by way of zone) and various components of the PDP that together comprise Volume A of the District Plan at Stage 2 of the District Plan review. All other land within the District continues to fall into Volume B of the District Plan.

**Table 1. District Plan Volume A components, showing Stage 2 components as related to the Wakatipu Basin Rural Amenity Zone Chapter 24.**

<b>Volume A</b>	
<b>Stage 1 Proposed District Plan 26 August 2015</b>	<b>Stage 2 As it relates to the Wakatipu Basin Chapter 24 only</b>
<b>Introduction</b>	
1. Introduction 2. Definitions	<ul style="list-style-type: none"> <li>Variation to Stage 1 Definitions Chapter 2. Definition of site is related in part to the Wakatipu Basin Rural Amenity Zone components. The variation to the definition of site is applicable district wide.</li> </ul>
<b>Strategy</b>	
3. Strategic Direction 4. Urban Development 5. Tangata Whenua 6. Landscapes	
<b>Urban Environment</b>	
7. Low Density Residential 8. Medium Density Residential 9. High Density Residential 10. Arrowtown Residential Historic Heritage Management Zone 11. Large Lot Residential 12. Queenstown Town Centre* (part withdrawn) 13. Wanaka Town Centre 14. Arrowtown Town Centre 15. Local Shopping Centres 16. Business Mixed Use Zone 17. Queenstown Airport Mixed Use  Variation 1: Arrowtown Design Guidelines 2016	
<b>Rural Environment</b>	
21. Rural Zone 22. Rural Residential and Lifestyle 23. Gibbston Character Zone	<ul style="list-style-type: none"> <li>Variation to Stage 1 Rural Lifestyle and Residential Zone Chapter 22, as related to Stage 2 Wakatipu Basin Rural Amenity Zone components.</li> </ul>
<b>District Wide Matters</b>	
26. Historic Heritage 27. Subdivision and Development 28. Natural Hazards 30. Energy and Utilities 32. Protected Trees 33. Indigenous Vegetation and Biodiversity 34. Wilding Exotic Trees 35. Temporary Activities and Relocated Buildings 36. Noise 37. Designations	<ul style="list-style-type: none"> <li>Variation to Stage 1 Subdivision Chapter 27, as related to Wakatipu Basin Rural Amenity Zone components.</li> <li>Variation to Stage 1 Noise Chapter 36, as related to Wakatipu Basin Rural Amenity Zone components.</li> </ul>
<b>Special Zones</b>	
41. Jacks Point 42. Waterfall Park 43. Millbrook	

## District Plan Review

The review of the Operative District Plan is being undertaken in stages. Stage 1 commenced in April 2014 and was publicly notified on 26 August 2015. Hearings on Stage 1 components comprising ten individual hearing streams for 33 chapters, 1 variation<sup>2</sup> and three separate hearing streams for rezoning requests and mapping annotations<sup>3</sup> were held from March 2016 to September 2017.

On 29 September 2016 the Council approved the commencement of Stage 2 of the review of the Operative District Plan. As part of the 29 September 2016 resolutions, the Council addressed what the plan outcome would be at the end of the partial review, and approved the separation of the District Plan into two volumes, Volume A and Volume B. Volume A (at the point in time of notification of Stage 2) consists of the Proposed District Plan chapters notified in Stages 1 and 2 of the proposed District Plan, which includes variations to Stage 1, and all the land as identified in the Planning Maps forming the Stage 2 notification bundle, as discussed above.

All other land currently forms Volume B of the District Plan. This includes zones that have not yet been reviewed and notified (i.e. Township Zone, Industrial A and B Zones, Rural Visitor Zone), land that has been withdrawn from the district plan review (i.e. the land subject to Plan Changes 46 - Ballantyne Road Industrial and Residential extensions, 50 - Queenstown Town Centre extension and 51 - Peninsula Bay North) and the Frankton Flats B Special Zone and the Remarkables Park Special Zone. All Volume B land is subject to the Operative District Plan.

## Jurisdictional Matters

No decision has been made on the Proposed District Plan 2015 (Stage 1 and Variation 1) at the time of notification of Stage 2, and therefore this Stage 2 Wakatipu Basin Chapter 24 cannot anticipate what Panel recommendations and subsequently the Council's decision might be, in terms of notifying zone specific standards. The chapter therefore refers to PDP chapters/zones as notified in Stage 1 and any statutory changes made since notification<sup>4</sup>.

## 2.3 Statutory Context

### Resource Management Act 1991

The purpose of the Act requires an integrated planning approach and direction, as reflected below:

#### **5 Purpose**

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
  - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
  - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
  - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The assessment contained within this report considers the proposed provisions in the context of advancing the purpose of the Act to achieve the sustainable management of natural and physical resources. The District's landscapes and natural environment are highly recognised and valued. The Council's Economic Development Strategy 2015 states:

<sup>2</sup> Variation 1 – Arrowtown Design Guidelines 2016

<sup>3</sup> Ski Area Sub Zones, Upper Clutha Area and the Queenstown Area (excluding the Wakatipu Basin).

<sup>4</sup> For instance, Variation 1 Arrowtown Design Guidelines, withdrawal of land subject to PC 46, PC 50 and PC 51.

'The outstanding scenery makes the District a highly sought after location as a place to live and visit.' And, 'The environment is revered nationally and internationally and is considered by residents as the area's single biggest asset.'

The Queenstown Lakes District is recognised as one of New Zealand's high growth areas and is expected to see doubling of usually resident population over the next 30 years. Together with the demand for residential visitor accommodation, this will see demand for nearly 14,000 additional dwellings over the next 30 years. The 'Queenstown Ward' area (which includes both the Queenstown and Wakatipu Basin areas as defined for the purposes of the PDP hearings) is expected to see substantial growth with nearly 4,800 new dwellings required by 2028 and 9,500 by 2048<sup>5</sup>.

Section 31 of the Act (as amended in April 2017) outlines the function of a territorial authority in giving effect to the purpose of the Act:

*s31 Functions of territorial authorities under this Act*

*(1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:*

*(a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:*

*(aa) the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district:*

Section 31 of the Act provides the basis for objectives, policies, and methods within a District Plan, to manage the effects of use, development or protection of land and associated natural and physical resources of the district. S31 is further supported by the National Policy Statement on Urban Development Capacity (NPS-UDC), which came into effect on 1 December 2016. The NPS-UDC directs councils on how to provide sufficient development capacity for current and future housing and business demand under the RMA.

The level of feasible residential capacity in the Queenstown Ward available under the PDP's provisions (as notified) is currently estimated as being in the range of 15,100- 20,300 dwellings (spread across a range of different zones). This capacity exceeds the demand projection for 9,500 new dwellings by 2048<sup>6</sup>. by a significant margin.

A strategic policy approach is essential to manage future growth pressures in the Wakatipu Basin in a logical and coordinated manner to promote the sustainable management of the valued landscape, nature conservation, productive land and infrastructure resources within it. Consistent with the intent of Section 31 of the Act, the proposed provisions of the **Wakatipu Basin Rural Amenity Zone and Rural Lifestyle Precinct** chapter enables an integrated approach to the management of the multiple resources, opportunities and constraints within the land areas subject to the zone and precinct. Whilst the primary purpose of the Variation is to protect the Wakatipu Basin's landscape resource, the proposed zoning provisions will also contribute to the requirements of the NPS-UDC by enabling additional capacity for a low density 'rural living' form of residential development within the precinct (in particular)<sup>7</sup>.

Section 6 Matters of National Importance is of direct relevance to the **Wakatipu Basin Rural Amenity Zone and Rural Lifestyle Precinct** and **Landscape** chapters.

*6 Matters of National Importance*

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*

<sup>5</sup> Refer evidence before the PDP Hearings Panel: SECOND STATEMENT OF EVIDENCE OF PHILIP MARK OSBORNE ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL DWELLING CAPACITY 19 June 2017.

<sup>6</sup> *ibid*

<sup>7</sup> Note the council's Development Capacity Model currently reflects PDP zonings within the Wakatipu Basin, and will need to be updated in respect to the land areas subject to the WBRAZ and WBLP in due course.

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- (e) *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) *the protection of historic heritage from inappropriate subdivision, use, and development:*
- (g) *the protection of protected customary rights*

The Wakatipu Basin Rural Amenity Zone is located primarily on the valley floor of the Wakatipu Basin and is enclosed by the Outstanding Natural Landscapes of the District. Roche Moutonnee are located amidst the valley floor of the Wakatipu Basin. Development adjacent to Outstanding Natural Features and landscapes has the potential to degrade the important quality, character and visual amenity values of these and the Council is required to protect these from inappropriate use, subdivision and development as a matter of national importance.

Section 7 Other matters also includes a number of matters directly relevant to these chapters.

#### *7 Other matters*

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—*

- (a) *kaitiakitanga:*
  - (aa) *the ethic of stewardship:*
  - (b) *the efficient use and development of natural and physical resources:*
    - (ba) *the efficiency of the end use of energy:*
  - (c) *the maintenance and enhancement of amenity values:*
  - (d) *intrinsic values of ecosystems:*
  - (e) *[Repealed]*
  - (f) *maintenance and enhancement of the quality of the environment:*
  - (g) *any finite characteristics of natural and physical resources:*
  - (h) *the protection of the habitat of trout and salmon:*
  - (i) *the effects of climate change:*
  - (j) *the benefits to be derived from the use and development of renewable energy.*

Section 7(b) requires having particular regard to the efficient use and development of natural and physical resources. The **Wakatipu Basin Rural Amenity Zone and Lifestyle Precinct** contain land utilised for a variety of rural production, low density housing and rural lifestyle options. Section 7(c) requires having particular regard to the maintenance and enhancement of amenity values, while section 7(f) is the maintenance and enhancement of the quality of the environment. Section 7(g) requires that particular regard is had to any finite characteristics of natural and physical resources. All these matters are applicable and important in the context of the Wakatipu Basin in determining the most appropriate way to manage the natural and physical resources located within the Wakatipu Basin in terms of the landscape and amenity values, maintaining and enhancing the quality of those values and recognising the finite nature of the landscape quality and character of the Wakatipu Basin. Careful management of these matters is required to ensure that the overall landscape quality and character of the Wakatipu Basin valley floor environment is maintained.

## **Local Government Act 2002**

### Section 14 - Principles relating to local authorities

Sections 14(c), (g) and (h) of the Local Government Act 2002 are also of relevance in terms of policy development and decision making:

- (c) when making a decision, a local authority should take account of—
- (i) the diversity of the community, and the community's interests, within its district or region; and
  - (ii) the interests of future as well as current communities; and
  - (iii) the likely impact of any decision on the interests referred to in subparagraphs (i) and (ii):
- (g) a local authority should ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district or region, including by planning effectively for the future management of its assets; and
- (h) in taking a sustainable development approach, a local authority should take into account—
- (i) the social, economic, and cultural interests of people and communities; and
  - (ii) the need to maintain and enhance the quality of the environment; and
  - (iii) the reasonably foreseeable needs of future generations

As per Part II of the RMA, the provisions emphasise a strong intergenerational approach, considering not only current environments, communities and residents but also those of the future. They demand a future focussed policy approach, balanced with considering current needs and interests. Like the RMA, the provisions also emphasise the need to take into account social, economic and cultural matters in addition to environmental ones.

Section 14(g) is of relevance in so far as a planning approach emphasises that the **Wakatipu Basin Rural Amenity Zone and Lifestyle Precinct** are located amidst District's valued landscapes, and rural productive land resources.

Having regard to these provisions, the planning approach is to not interpret these provisions through a single lens, but to manage the resource for the benefit of the District and wider region. The approach through the PDP review is to provide a balanced framework in the District Plan to manage these resources appropriately. Furthermore, there is an emphasis on presenting the provisions in a manner that is clearly interpreted to facilitate effective and efficient District Plan administration.

## 2.4 Iwi Management Plans

When preparing or changing a district plan, Section 74(2A)(a) of the RMA states that Council's must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.

The following iwi management plans are relevant:

*The Cry of the People, Te Tangi a Taurira: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 (MNRMP 2008)*

Section 3.4, Takitimu Me Ona Uri: High Country and Foothills contain the following policies that have specific regard to subdivision and development:

### 3.4.14 Protecting Sites of Significance in High Country and Foothill Areas

*Policy 6. Avoid compromising unidentified, or unknown, sites of cultural significance as a consequence of ground disturbance associated with land use, subdivision and development.*

Section 3.5, Southland Plains: Te Rā a Takitimu contains the following policies that have specific regard to subdivision and development:

### 3.5.2 Wastewater

*9. Encourage creative, innovative and sustainable approaches to wastewater disposal that make use of the best technology available, and that adopt principles of waste reduction and cleaner production (e.g. recycling grey water for use on gardens, collecting stormwater for a pond that can then be used for recreation in a new subdivision).*

### 3.5.7 Subdivision and Development

Policies 1- 18 contain a range of policies that are relevant to the Subdivision and Development cover iwi involvement in planning processing and plan development, interaction with developers and iwi, particularly where there may be significant effects, long term planning and cumulative effects, avoiding adverse effects on the natural environment and advocating for the use of esplanades reserves.

#### Kāi Tahu ki Otago Natural Resource Management Plan 2005 (KTKO NRMP 2005)

Part 10: Clutha/Mata-au Catchments *Te Riu o Mata-au* outlines the issues, and policies for the Clutha/Mata-au Catchments. Included in this chapter is a description of some of the Kāi Tahu ki Otago values associated with the Clutha/Mata-au Catchments. Generic issues, objectives and policies for all catchments across the Otago Region are recorded in Chapter 5 Otago Region.

The following policies are of particular relevance;

#### 5.6.4 Cultural Landscapes General Policies

Subdivisions:

1. *To discourage subdivisions and buildings in culturally significant and highly visible landscapes.*
2. *To encourage a holistic planning approach to subdivisions between the Local Government Agencies that takes into account the following:*
  - i. *All consents related to the subdivision to be sought at the same time.*
  - ii. *Protection of Kāi Tahu ki Otago cultural values.*
  - iii. *Visual amenity.*
  - iv. *Water requirements.*
  - v. *Wastewater and storm water treatment and disposal.*
  - vi. *Landscaping.*
  - vii. *Location of building platforms.*
3. *To require that where any earthworks are proposed as part of a subdivision activity, an accidental discovery protocol is to be signed between the affected papatipu Rūnaka and the Company .*
4. *To require applicants, prior to applying for subdivision consents, to contact Kāi Tahu ki Otago to determine the proximity of the proposed subdivision to sites of significance identified in the resource inventory.*
5. *To require public foot access along lakeshores and riverbanks within subdivisions.*

#### Land Use 10.2.3 Wai Māori Policies in the Clutha/Mata-au Catchment

9. *To encourage the adoption of sound environmental practices, adopted where land use intensification occurs.*
10. *To promote sustainable land use in the Clutha/Mata-au Catchment.*
11. *To encourage all consents related to subdivision and lifestyle blocks are applied for at the same time including, land use consents, water consents, and discharge consents.*
12. *To require reticulated community sewerage schemes that have the capacity to accommodate future population growth.*

## **2.5 Regional Planning Documents**

### Operative Regional Policy Statement 1998

Section 74 of the Act requires that a district plan prepared by a territorial authority must “give effect to” any operative Regional Policy Statement. The operative *Otago Regional Policy Statement 1998* is the relevant regional policy statement to be given effect to within the District Plan.

The operative RPS contains a number of objectives and policies of relevance to this plan change, specifically Objectives 5.4.1 to 5.4.4 (Land) and related policies which, in broad terms promote the sustainable management of Otago’s land resource by:

- Maintaining and enhancing the primary productive capacity and life supporting capacity of land resources;

- Avoid, remedy or mitigate degradation of Otago's natural and physical resources resulting from activities utilising the land resource;
- Protect outstanding natural features and landscapes from inappropriate subdivision, use and development.

Objective 9.4.3 (Built Environment) and related policies are relevant and seek to avoid, remedy or mitigate the adverse effects of Otago's built environment on Otago's natural and physical resources, and promote the sustainable management of infrastructure.

These objectives and policies highlight the importance of the rural resource both in terms of the productive resources of the rural area and the protection of the District's outstanding natural features and landscapes.

#### Proposed Regional Policy Statement 2015<sup>8</sup>

Section 74 of the Act requires that a District Plan must "have regard to" any proposed regional policy statement.

The Proposed RPS was notified for public submissions on 23 May 2015. Decisions on submissions were released on 1 October 2016. The majority of the provisions of the Decisions Version have been appealed and mediation is currently taking place. Accordingly, limited weight can be provided to the Decisions Version of the Proposed RPS. However, the provisions of the Proposed RPS are relevant in highlighting the direction given toward local authorities managing land use activities in terms of the protection and maintenance of landscape, infrastructure, hazards and urban development. The following objectives and policies are relevant to the **Wakatipu Basin Rural Amenity Zone and Lifestyle Precinct**:

<b>Proposed RPS 2015 Objective (Decision Version 1 October 2016)</b>	<b>Objectives</b>	<b>Policies</b>	<b>Relevance to the Wakatipu Basin Rural Amenity Zone and Rural Lifestyle Precinct</b>
Recognise and provide for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago	1.1	1.1.1, 1.1.2	The <b>Wakatipu Basin Rural Amenity Zone and Rural Lifestyle Precinct</b> , provide for both permitted farming and viticulture and horticulture activities to use natural and built resources, subject to requirements to protect existing natural and built amenity.
The principles of Te Tiriti o Waitangi are taken into account in resource management processes and decisions. Kai Tahu values, rights and customary resources are sustained	2.1	2.1.1, 2.1.2 2.2.1	The <b>Wakatipu Basin Rural Amenity Zone and Rural Lifestyle Precinct</b> manage land that is of interest and value to Kāi Tahu's traditions, culture and practices (including ancestral lands, sites of significance, water, wahi tapu and other taoka).
The values of Otago's natural and physical resources are recognised, maintained and enhanced	3.1	3.1.1 to 3.1.12	The integrated management of resources includes the management of activities with regard to freshwater values, margins of water bodies, soil values, ecosystem and biodiversity values, recognising values of natural features and landscapes.
Otago's significant and highly-valued natural resources are identified, and protected or	3.2	3.2.3-3.2.8	The <b>Wakatipu Basin Rural Amenity Zone and Rural Lifestyle Precinct</b> apply to an area that

<sup>8</sup> The council's track changed version incorporating decisions was released on 1 October 2016 and is currently subject to live appeals. Refer <http://www.orc.govt.nz/Documents/Publications/Regional/RPS/RPS%20Appeals%20Version.pdf>



enhanced			<p>contains significant natural areas, outstanding natural features and landscapes, special amenity landscapes, lakes and soil resource. These highly valued resources can become degraded if they are not adequately protected from inappropriate subdivision, use and development.</p> <p>Policies 3.2.5 and 3.2.6 require District Plans to identify and protect or enhance highly valued natural features, landscapes or seascapes, defined in the PRPS as <i>'those which have natural values that are of significance under Sections 6(a), 6(c), 7(c) and 7(f), but are not 'outstanding natural features and landscapes' under Section 6(b) of the RMA'</i>.</p>
Risk that natural hazards pose to the communities are minimised.	4.1	4.1.1.-4.1.13	The <b>Wakatipu Basin Rural Amenity Zone and Rural Lifestyle Precinct</b> contain land that is subject to natural hazards. Many non-farming activities including residential activity require resource consent as a restricted discretionary or discretionary activity (with assessment criteria) and this provides the Council with the opportunity to assess the risk of natural hazards to development proposals.
<p>Infrastructure is managed and developed in a sustainable way.</p> <p>Energy supplies to Otago's communities are secure and sustainable.</p>	4.3 and 4.4	4.3.1-4.3.4 4.4.1-4.4.6	<p>While much of the Districts infrastructure is located within urban areas, roads, walkways/trails and utilities (e.g. electricity, telecommunications, stormwater) pass through or affect the development potential of the <b>Wakatipu Basin Rural Amenity Zone and Rural Lifestyle Precinct</b>. The creation and maintenance of infrastructure needs to be managed to be protected and to avoid impacts on users and receivers, whilst contributing to their economic and social wellbeing.</p>
Urban growth and development is well designed, reflects local character and integrates effectively with adjoining urban and rural environments	4.5	4.5.1, 4.5.2	The <b>Wakatipu Basin Rural Amenity Zone and Rural Lifestyle Precinct</b> adjoin urban areas. Unanticipated growth places pressure on adjoining productive land and maintenance of landscape amenity values. The maintenance of amenity landscape values and

			retention of soil resource is co-dependant on the strategic planning of urban areas and the certainty provided by the identification of urban growth boundaries.
People are able to use and enjoy Otago's natural and built environment  Public access to areas of value to the community is maintained or enhanced.	5.1	5.1.1	Public trails are contained within the <b>Wakatipu Basin Rural Amenity Zone and Rural Lifestyle Precinct</b> . Public access is often raised as an issue that presents both opportunities and constraints for development proposals and the maintenance of productive activities.
Sufficient land is managed and protected for economic production.	5.3	5.3.1	Notwithstanding the value of the landscape and recreational resources to the District, the rural economy is an important component and the protection of the soil resource is recognised.  The maintenance of relatively large landholdings in the WBRAZ will contribute to the predominance of open spaces and low intensity of housing and subdivision of land for rural lifestyle purposes, and contribute to the retention of productive farms and avoidance of reverse sensitivity effects
Adverse effects of using and enjoying Otago's natural and built environment are minimised	5.4	5.4.8	People are drawn to the <b>Wakatipu Basin</b> primarily for low density housing and recreational activity amidst the amenity benefits of the surrounding ONL's/ONF's. A precautionary approach to non-residential activities that have potential to detract from people's enjoyment of the natural environment (e.g. mining) has been taken in the zone activity tables.

The evaluation and provisions have regard to the Proposed RPS. In particular, there are consistencies in the application of the Proposed RPS Schedule 4 '*Criteria for the identification of outstanding natural features and landscapes*' and the Proposed District Plan (PDP) assessment matters in outstanding natural landscapes and features, for guiding decision makers when considering proposals for activities within identified outstanding natural landscapes and features. Activities within the **Wakatipu Basin Rural Amenity Zone and Lifestyle Precinct** will also be subject to specific assessment matters included in the provisions of the Variation.

## 2.6 Proposed District Plan

The Variation is consistent with the objectives and policies of the Strategic Directions chapter of the proposed District Plan (PDP).

In general terms, and within the context of this Variation, these goals and objectives are met by:

- enabling anticipated residential development and enhancement while maintaining the Districts landscape values and amenity values within and adjoining the WBRAZ and LP;
- creating efficiencies in the administration of the District Plan and reducing costs for the community;
- avoiding commercial activities that have the potential to undermine the amenity of the zone and the role of commercial centres;
- avoiding urban subdivision and development in sensitive landscapes;
- recognising natural hazards exist in the WBRAZ and LP and managing the risks of development, where hazards have been identified.

Determining the most appropriate methods to resolve the issues highlighted for the WBRAZ and WBLP will enable the Plan to give effect to relevant parts of the Strategic Directions chapter, and ultimately meet the purpose of the RMA.

The following objectives and policies provide an indication of the PDP's strategic directions underpinning the Variation:

### **Proposed District Plan Notified 26 August 2015, Chapter 3 Strategic Directions:**

#### **3.2.4 Goal - The protection of our natural environment and ecosystems**

##### **Objective 3.2.4.1**

Promote development and activities that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems.

##### **Objective 3.2.4.2**

Protect areas with significant Nature Conservation Values.

##### **Policies**

###### **3.2.4.2.1**

Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas on the District Plan maps and ensure their protection.

###### **3.2.4.2.2**

**Where adverse effects on nature conservation values cannot be avoided, remedied or mitigated, consider environmental compensation as an alternative.**

##### **Objective 3.2.4.3**

Maintain or enhance the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities.

##### **Policies**

###### **3.2.4.3.1**

That development does not adversely affect the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities

##### **Objective 3.2.4.4**

Avoid exotic vegetation with the potential to spread and naturalise.

##### **Policies**

###### **3.2.4.4.1**

That the planting of exotic vegetation with the potential to spread and naturalise is banned.

##### **Objective 3.2.4.5**

**Preserve or enhance the natural character of the beds and margins of the District's lakes, rivers and wetlands.**

##### **Policies**

###### **3.2.4.5.1**

That subdivision and / or development which may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins be carefully managed so that life-supporting capacity and natural character is maintained or enhanced.

##### **Objective 3.2.4.6**

Maintain or enhance the water quality and function of our lakes, rivers and wetlands.

##### **Policies**

**3.2.4.6.1**

That subdivision and / or development be designed so as to avoid adverse effects on the water quality of lakes, rivers and wetlands in the District.

**Objective 3.2.4.7**

Facilitate public access to the natural environment.

**Policies****3.2.4.7.1**

Opportunities to provide public access to the natural environment are sought at the time of plan change, subdivision or development.

**3.2.5 Goal - Our distinctive landscapes are protected from inappropriate development.****Objective****3.2.5.1**

Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development.

**Policies****3.2.5.1.1**

Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and protect them from the adverse effects of subdivision and development.

**Objective****3.2.5.2**

Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.

**Policies****3.2.5.2.1**

Identify the district's Rural Landscape Classification on the district plan maps, and minimise the effects of subdivision, use and development on these landscapes.

**Objective 3.2.5.3**

Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

**Policies****3.2.5.3.1**

Direct urban development to be within Urban Growth Boundaries (UGB's) where these apply, or within the existing rural townships.

**Objective****3.2.5.4**

Recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.

**Policies****3.2.5.4.1**

Give careful consideration to cumulative effects in terms of character and environmental impact when considering residential activity in rural areas.

**3.2.5.4.2**

Provide for rural living opportunities in appropriate locations.

**Objective****3.2.5.5**

Recognise that agricultural land use is fundamental to the character of our landscapes.

**Policies****3.2.5.5.1**

Give preference to farming activity in rural areas except where it conflicts with significant nature conservation values.

**3.2.5.5.2**

Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of farming and that evolving forms of agricultural land use which may change the landscape are anticipated.

### **Council reply versions upon completion of hearings on submissions:**

Following the hearings on submissions held between March 2016 and October 2017, the following include updated versions of Chapter 3 objectives and policies particularly relevant to the Variation, as recommended to be modified by the Council's s42A report authors. Underline text identifies the additions, and strikethrough for deletions.

#### **Ch. 3: Strategic Direction (Reply dated 07/04/2016)**

**3.2.1.4 Objective** – Recognise and provide for the significant socioeconomic benefits of tourism activities across the District are provided for and enabled.

**3.2.1.4.1 Policy** -Enable the use and development of natural and physical resources for tourism activity where adverse effects are avoided, remedied or mitigated.

**3.2.4.4 Objective** - Avoid the spread of wilding exotic vegetation ~~to~~ protect nature conservation values, landscape values and the productive potential of land.

**3.2.4.4.1** Prohibit the planting of identified exotic vegetation with the potential to spread and naturalise

**3.2.4.6 Objective** - Maintain or enhance the water quality and function of our lakes, rivers and wetlands.

#### **Policies**

**3.2.4.6.1** That subdivision and / or development be designed so as to avoid adverse effects on the water quality of lakes, rivers and wetlands in the District.

**3.2.5.1 Objective** – Protection of the natural character quality of the Outstanding Natural Features and Landscapes and Outstanding Natural Features from inappropriate subdivision, use and development.

**3.2.5.2 Objective** - The quality and visual amenity values of the Rural Landscapes are maintained and enhanced, whilst acknowledging the potential for managed and low impact change.

**3.2.5.3 Objective** - ~~Direct a~~ New urban subdivision, use or development ~~to~~ will occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

#### **Proposed District Plan Notified 26 August 2015, Chapter 6 Landscapes:**

##### **6.3.1 Objective**

- The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development.

##### **Policies**

###### **6.3.1.1**

Identify the District's Outstanding Natural Landscapes and Outstanding Natural Features on the Planning Maps.

###### **6.3.1.2**

Classify the Rural Zoned landscapes in the District as:

- Outstanding Natural Feature (ONF)
- Outstanding Natural Landscape (ONL)
- Rural Landscape Classification (RLC)

###### **6.3.1.3**

That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision and development is inappropriate in almost all locations, meaning successful applications will be exceptional cases.

###### **6.3.1.4**

That subdivision and development proposals located within the Rural Landscape be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.

#### **6.3.1.5**

Avoid urban subdivision and development in the Rural Zones.

#### **6.3.1.6**

Enable rural lifestyle living through applying Rural Lifestyle Zone and Rural Residential Zone plan changes in areas where the landscape can accommodate change.

#### **6.3.1.7**

When locating urban growth boundaries or extending urban settlements through plan changes, avoid impinging on Outstanding Natural Landscapes or Outstanding Natural Features and minimise disruption to the values derived from open rural landscapes.

#### **6.3.1.8**

Ensure that the location and direction of lights does not cause glare to other properties, roads, and public places or the night sky.

#### **6.3.1.9**

Ensure the District's distinctive landscapes are not degraded by forestry and timber harvesting activities.

#### **6.3.1.10**

Recognise that low-intensity pastoral farming on large landholdings contributes to the District's landscape character.

#### **6.3.1.11**

Recognise the importance of protecting the landscape character and visual amenity values, particularly as viewed from public places.

#### **6.3.1.12**

Recognise and provide for the protection of Outstanding Natural Features and Landscapes with particular regard to values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including Tōpuni.

### **6.3.2 Objective**

- Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.

#### **Policies**

##### **6.3.2.1**

Acknowledge that subdivision and development in the rural zones, specifically residential development, has a finite capacity if the District's landscape quality, character and amenity values are to be sustained.

##### **6.3.2.2**

Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be degraded.

##### **6.3.2.3**

Recognise that proposals for residential subdivision or development in the Rural Zone that seek support from existing and consented subdivision or development have potential for adverse cumulative effects. Particularly where the subdivision and development would constitute sprawl along roads.

##### **6.3.2.4**

Have particular regard to the potential adverse effects on landscape character and visual amenity values from infill within areas with existing rural lifestyle development or where further subdivision and development would constitute sprawl along roads.

##### **6.3.2.5**

Ensure incremental changes from subdivision and development do not degrade landscape quality, character or openness as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.

### **6.3.3 Objective**

- Protect, maintain or enhance the district's Outstanding Natural Features (ONF).

#### **Policies**

##### **6.3.3.1**

Avoid subdivision and development on Outstanding Natural Features that does not protect, maintain or enhance Outstanding Natural Features.

##### **6.3.3.2**

Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Landscapes adjacent to Outstanding Natural Features would not degrade the landscape quality, character and visual amenity of Outstanding Natural Features.

#### **6.3.4 Objective**

- Protect, maintain or enhance the District's Outstanding Natural Landscapes (ONL).

#### **Policies**

##### **6.3.4.1**

Avoid subdivision and development that would degrade the important qualities of the landscape character and amenity, particularly where there is no or little capacity to absorb change.

##### **6.3.4.2**

Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and accept that viable farming involves activities which may modify the landscape, providing the quality and character of the Outstanding Natural Landscape is not adversely affected.

##### **6.3.4.3**

Have regard to adverse effects on landscape character, and visual amenity values as viewed from public places, with emphasis on views from formed roads.

##### **6.3.4.4**

The landscape character and amenity values of the Outstanding Natural Landscape are a significant intrinsic, economic and recreational resource, such that large scale renewable electricity generation or new large scale mineral extraction development proposals including windfarm or hydro energy generation are not likely to be compatible with the Outstanding Natural Landscapes of the District.

#### **6.3.5 Objective**

- Ensure subdivision and development does not degrade landscape character and diminish visual amenity values of the Rural Landscapes (RLC).

#### **Policies**

##### **6.3.5.1**

Allow subdivision and development only where it will not degrade landscape quality or character, or diminish the visual amenity values identified for any Rural Landscape.

##### **6.3.5.2**

Avoid adverse effects from subdivision and development that are:

- Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and
- Visible from public roads.

##### **6.3.5.3**

Avoid planting and screening, particularly along roads and boundaries, which would degrade openness where such openness is an important part of the landscape quality or character.

##### **6.3.5.4**

Encourage any landscaping to be sustainable and consistent with the established character of the area.

##### **6.3.5.5**

Encourage development to utilise shared accesses and infrastructure, to locate within the parts of the site where they will be least visible, and have the least disruption to the landform and rural character.

##### **6.3.5.6**

Have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present.

#### **6.3.6 Objective**

- Protect, maintain or enhance the landscape quality, character and visual amenity provided by the lakes and rivers and their margins from the adverse effects of structures and activities.

#### **Policies**

##### **6.3.6.1**

Control the location, intensity and scale of buildings, jetties, moorings and utility structures on the surface and margins of water bodies and ensure these structures maintain or enhance the landscape quality, character and amenity values.

##### **6.3.6.2**

##### **6.3.6.3**

Recognise the urban character of Queenstown Bay and provide for structures and facilities providing they protect, maintain or enhance the appreciation of the District's distinct landscapes.

### 6.3.7 Objective

- Recognise and protect indigenous biodiversity where it contributes to the visual quality and distinctiveness of the District's landscapes.

#### Policies

##### 6.3.7.1

Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.

##### 6.3.7.2

Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes.

### 6.3.8 Objective-

Recognise the dependence of tourism on the District's landscapes.

#### Policies

##### 6.3.8.1

Acknowledge the contribution tourism infrastructure makes to the economic and recreational values of the District.

##### 6.3.8.2

Recognise that commercial recreation and tourism related activities locating within the rural zones may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values.

in recognition of its contribution to tourism and viticulture while controlling the impact of buildings, earthworks and non-viticulture related activities on the wider environment.

### Council reply versions upon completion of hearings on submissions:

Following the hearings on submissions held between March 2016 and October 2017, the following include updated versions of Chapter 6 as recommended to be modified by the Council's s42A report authors. Underline text identifies the additions, and strikethrough for deletions.

### Ch. 6 Landscape (Reply evidence dated 7 April 2016) notes:

"Some rural areas, particularly those closer to Queenstown and Wanaka town centres and within parts of the Wakatipu Basin, have an established pattern of housing on smaller landholdings. The landscape character of these areas has been modified by vehicle accesses, earthworks and vegetation planting for amenity, screening and shelter, which have reduced the open character exhibited by larger scale farming activities. While acknowledging these rural areas have established housing rural living and development, and there is limited capacity for sensitive and sympathetic housing and development in appropriate locations, a substantial amount of subdivision and development has been approved in these areas and the landscape values of these areas are vulnerable to degradation from further subdivision and development. It is realised that rural lifestyle living development has a finite capacity if the District's distinctive rural landscape values are to be sustained". The lakes and rivers both on their own and, when viewed as part of the distinctive landscape, are a significant element of the national and international identity of the District and provide for a wide range of amenity and recreational opportunities. They are nationally and internationally recognised as part of the reason for the District's importance as a visitor destination, as well as one of the reasons for residents to belong to the area. Managing the landscape and recreational values on the surface of lakes and rivers is an important District Plan function.

Landscapes have been categorised into three classifications within the Rural Zone. These are Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF), where their use, development and protection are a matter of national importance under Section 6 of the RMA. The Rural Landscapes C classification (RLC) makes up the remaining Rural Zoned land and has varying types of landscape character and amenity values. Specific policy and assessment matters are provided to manage the potential effects of subdivision and development in these locations".



**6.3.1 Objective** - The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development Landscapes are managed and protected from the adverse effects of subdivision, use and development

#### **Policies**

**6.3.1.2** That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision and development is inappropriate in almost all locations within the Wakatipu Basin, and inappropriate in many locations throughout the District wide Outstanding Natural Landscapes meaning successful applications will be exceptional cases.

**6.3.1.5** Enable rural lifestyle living through applying Rural Lifestyle Zone and Rural Residential and Resort Zone plan changes Encourage Rural Lifestyle and Rural Residential Zone plan changes in preference to ad-hoc subdivision and development and ensure these occur in areas where the landscape can accommodate change

**6.3.2 Objective** - Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development Landscapes are protected from the adverse cumulative effects of subdivision, use and development

#### **Policies**

**6.3.2.1** Acknowledge that subdivision and development in the rural zones, specifically residential development, has a finite capacity if the District's landscape quality, character and amenity values are to be sustained.

**6.3.2.2** Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be degraded.

**6.3.2.3** Require that proposals for residential subdivision or development in the Rural Zone take into account existing and consented subdivision or development in assessing the potential for adverse cumulative effects.

**6.3.2.4** Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads.

**6.3.2.5** Ensure incremental changes from subdivision and development do not degrade landscape quality, character or openness as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.

## **2.7 Resource Management Issues**

The Variation arises from the Wakatipu Basin Land Use Planning Study March 2017 (WB Study) which was undertaken in response to a detailed brief from Queenstown Lakes District Council (QLDC) which followed from a minute from the Chair of the Hearings Panel for the QLDC PDP. Upon completion of the hearing of submissions on the Strategic Direction, Landscape, Urban Development and Rural Zone chapters of the Proposed District Plan, the Hearing Panel issued a memorandum on 1 July 2016 which stated:

“that continuation of the fully discretionary development regime of the Rural General Zone of the ODP, as proposed by the PDP, was unlikely to achieve the Strategic Direction of the PDP in the Wakatipu Basin over the life of the PDP. We are concerned that, without careful assessment, further development within the Wakatipu Basin has the potential to cumulatively and irreversibly damage the character and amenity values which attracts residents and other activities to the area. In addition, we consider there is some merit in the proposition that the rural character and amenity values of the Wakatipu Basin do not derive predominantly from farming and agricultural practices”.

The Panel set out a number of specific matters that they sought responses to. The primary matters were summarised in the Council's brief as follows:

- a) *Identify the environmental characteristics and amenity values of the area that should be maintained and enhanced, noting that these will vary across the Wakatipu Basin floor;*
- b) *Identify those areas able to absorb development without adversely affecting the values derived in (a) and without adversely affecting the values associated with the surrounding Outstanding Natural Landscapes and Outstanding Natural Features;*
- c) *Identify those areas that are unable to absorb such development;*
- d) *Determine whether, given the residual development already consented, there is any capacity for further development in the Wakatipu Basin (WB) floor and, if there is, where it should be located and what form it should take.*

The Council's brief (dated September 2016) identified a number of primary resource management matters that needed further assessment and analysis in order to assist the Council [and the Panel] in making its recommendations.

- a. To critically review the Council's reports and evidence used to date to support the PDP as it relates to the approach to manage development in the Wakatipu Basin, and to consider submissions received on zoning in the Wakatipu Basin and the evidence relevant to the Wakatipu Basin heard in the PDP Hearing Streams 1 & 2.
- b. To identify and consider, given the residual development already consented and approved HASHA developments, the capacity of the Wakatipu Basin to accommodate further development, and the nature and type of any such development.
- c. To identify, at a high level, any other important planning opportunities and constraints including but not limited to transportation, walking and cycle trails, water, waste water and stormwater management, and any environmental constraints such as natural hazards which should be taken into account when considering the future capacity of the Wakatipu Basin to absorb further development.
- d. Based on a-c, to provide an assessment of the capacity of the Wakatipu Basin to absorb further development and to recommend resource management methods to appropriately manage the character and amenity values of the Wakatipu Basin to achieve the Strategic Direction of the PDP.

As background to the WB Study, the Council's Monitoring Report: Monitoring the Effectiveness and Efficiency of the Rural General Zone 2009 examined the effectiveness of the existing operative provisions and reflected on the amount of residential subdivision and development that had been consented in the Rural General Zone.

The 'Rural Monitoring Report 2009' had a particular focus on subdivision and development in the WB, an area which has received a relatively high number of resource consent applications and approvals for subdivision and development.

A key theme of the report was whether the existing provisions were effectively managing cumulative effects of residential subdivision and development. The report noted that the WB area has also been subject to private plan changes to create rural lifestyle living and resort activities and accommodation, and identified that the cumulative effects of development pressure within the WB were not being effectively managed.

In particular, the report identified a lack of connection between the objectives and policies of the landscape categories identified within the Plan and the assessment matters. The report suggested that these could

more explicitly outline the desired landscape outcome, particularly for the areas subject to the 'Visual Amenity Landscapes category' assessment criteria.

The following summary of the planning history of the Queenstown Lakes District's rural areas planning regimes is drawn from the Council's Monitoring Report: Monitoring the Effectiveness and Efficiency of the Rural General Zone 2009:

### **The Transitional District Plan (Pre-1995)**

In the Transitional District Plan, the majority of the rural area was zoned "Rural". Within the Rural zone, subdivision that met a minimum allotment size was allowed as a conditional activity. A further rule provided for the subdivision of land in order to enable a retiring farmer to establish a home on the property. In regard to the establishment of dwellings in the zone, a dwelling was allowed to be established provided it was a necessary adjunct to an economic farming unit.

### **Notified Proposed District Plan 1995 (1995 – 1998)**

The now Rural Zone and much of the Rural Lifestyle Zone was zoned as a mixture of Rural Uplands and Rural Downlands, which, as the names suggest, were largely based on topography. There were also defined "Areas of Landscape Importance". There were also small areas of Rural Residential and other living and tourist-related zones within the rural area.

In both the Rural Downlands and Rural Uplands areas, the minimum site for a residential unit was 20ha. Further rules set out a limit of one residential unit on any land comprised in a separate certificate of title less than 150ha, and on sites greater than 200ha, there could be more than one residential unit, where the additional residential unit(s) are accessory to and situated on the same site as a farming activity.

Throughout the Rural zone, all subdivision was a discretionary activity (requiring an assessment of landscape effects) and the minimum lot size was 20 ha, which, if breached, triggered a non-complying activity resource consent. In Areas of Landscape Importance buildings other than accessory buildings, buildings in the ski areas, buildings on particular scheduled sites (for which it was considered that an existing development right should be retained) were non-complying. In the rest of the Rural Zone, residential dwellings on less than 20ha or where there was more than 1 dwelling on a single title were non-complying, with the exception of particular scheduled sites.

### **Proposed District Plan following decisions on submissions (1998 – 2001)**

As a result of decisions on submissions released in 1998, the Rural Uplands and Rural Downlands Zones were replaced with a single Rural General Zone. That Zone provided for subdivision of lots greater than 20 hectares as a controlled activity, lots between 4 and 20 hectares as a discretionary activity, and lots of less than 4 hectares as a non-complying activity. Residential building could then occur at these densities as a controlled activity.

### **The 'Operative District Plan' (2001 – present)**

As a result of decisions from the Environment Court on appeals to the Decision version, (issued from late 1999 onwards) the provisions were changed considerably. The Rural General zone remained but there was no longer a minimum lot size, and all subdivision and land uses comprising a request for a residential building platform were a discretionary activity.

Landscape categories were introduced and applications for development assessed against a range of landscape assessment matters depending on whether the site is an Outstanding Natural Landscape Wakatipu Basin or Outstanding Natural Feature - District Wide, Outstanding Natural Landscape District Wide, Visual Amenity landscape or Other Rural Landscape. Development

applications were also assessed against the District Wide and Subdivision policy frameworks. Landscape classification maps areas were provided in Appendix 8 of the Operative District Plan. The maps contain both indicative and determinative landscape boundary positions. Part 5.4 in the Rural General Zone sets out a 3-step process for assigning the landscape classification.

Development within an approved building platform required resource as a controlled activity. In most cases conditions imposed through the subdivision and registered on the resultant certificate of title were also required to be adhered to.

### **Proposed District Plan 2015 (PDP)**

In the context of the Wakatipu Basin study area, the PDP 2015 retained the 'discretionary regime' of the Operative Plan in the Rural Zone, and identified 3 landscape classifications on the Planning Maps: Outstanding Natural Features and Outstanding Natural Landscapes (the RMA s(6) landscapes), and Rural Landscape Classification. The RMA s(7) landscapes that make up the majority of the valley floor are classified as Rural Landscapes.

New Rural Lifestyle Zones were identified in several locations, both recognising the built environment and areas where there was capacity for development. An average density of 2ha was retained. In both the Rural and Rural Lifestyle zones it is permitted to construct buildings and undertake alterations within approved building platforms, subject to additional conditions imposed by the 'discretionary' approval in principal.

The WB Study was completed in March 2017. The WB Study found that the existing character of the study area is perceived to no longer reflect a traditional rural productive farming landscape and built environment character; rather it has a rural amenity value and character that derives from a mix of rural activities that reflect lifestyle uses of land, with a limited component of what could best be termed 'hobby farming'. There are few larger blocks of land that are actively farmed for productive purposes, and they tend to be located in the outer 'peripheral parts' of the Basin (e.g. Crown Terrace).

That existing environment context is influenced by: a) a range of Special Zones where development has occurred in a predominantly urban form; as well as, b) a number of Special Housing Areas (SHAs) which enable pockets of urban development within the rural area. That environment has also been shaped by the legacy ODP Rural Lifestyle and Rural Residential zones, coupled with the discretionary opportunity to consent subdivision and building platforms up to 1,000m<sup>2</sup> in area, and provide for dwellings as a permitted activity, in the General Rural zone.

Those influences have combined cumulatively to create the existing environment against which the appropriateness of the PDP zones has been re-assessed.

Returning to the more specific matters raised in the Council's brief, the 2014 Read Report<sup>9</sup> recognised that the WB comprises a landscape in its own right, and that a range of landscape character units are nested within that larger landscape, loosely defined by the large-scale and very high (landscape) value mountain ranges that encircle the Basin.

The WB Study identified a total of 25 landscape character units within the study area, each with a varying capability to absorb additional development. Overall, the study found that the identifiable (and established) rural character and amenity values of the Basin do not derive predominantly from rural productive/agricultural land-uses. The nature and extent of approved/existing development and the lot size (and ownership) patterns that exist in the Basin do not support the characterisation of the study area as having a dominant rural production landscape character<sup>10</sup>. The study found that the area is best described as an Amenity

<sup>9</sup> Landscape Character Assessment( June 2014), prepared by Dr Marion Read for QLDC

<sup>10</sup> On an employment basis, the primary production sector in the Basin is at a similar level (estimated to account for around 200 jobs) to what it was a decade ago (2006). By contrast there has been significant growth in 'non-farming' employment sectors (e.g.

Landscape, largely as a consequence of its high recreational values, generally high aesthetic values (derived from both natural and man-made elements) and its almost unbroken connection with the ONL / ONF context throughout and surrounding the Basin.

Further, the spatial distribution and number of dwellings (noting there is no lot size minimum) approved under the ODP discretionary regime has resulted in approved building platforms (many of which are still undeveloped) and an associated built environment with a cumulative built form patterning that runs contrary to many of the PDP's landscape driven planning directives.

In addition it was evident that the current extent of the PDP Rural Residential and Rural Lifestyle zones do not reflect the actual patterning of rural residential development in places (particularly taking into account consented and unbuilt development), and suggest the potential for development creep in some locations where PDP zone edges do not align with defensible edges.

The Wakatipu Basin Land Use Study produced the following conclusions:

- The Basin is a special landscape that is critical to retaining the high quality of Queenstown's environment. The Basin is integral to the visitor and resident experience of Queenstown and plays an important part in the local economy;
- Increasing populations from both residents and visitor accommodation is a core driver of the development pressures on the Basin and contribution to cumulative adverse effects on its values;
- Protection of the Basin from inappropriate development is the fundamental driver to establishing an appropriate planning regime. The existing rural character of the area is no longer derived solely from farming activities but a mix of rural activities that reflect lifestyle uses of land, with pockets of small scale "hobby farming". Larger farming blocks that are actively farmed for productive purposes are generally located in the outer 'peripheral parts' of the Basin;
- Areas within the Basin can be characterised as having High to Very Low capability to absorb additional development. This varying absorption capability commends a range of potential planning strategy responses;
- The 'Discretionary Activity' planning regime is unlikely to achieve the Strategic Direction of the Proposed District Plan; and
- Planning provisions of the Basin should stand alone and be clearly distinguishable from the general zonings that apply to the rest of the District.

The proposed Variation sets out a planning response to the findings and recommendations of the WB study and reflects subsequent further investigations to develop the detail of specific zoning provisions. The Variation seeks to address the key resource management issues of:

1. appropriately managing the character and amenity values of the Wakatipu Basin, and
2. managing the capacity of the Wakatipu Basin to accommodate further development, and the appropriate nature and type of any such development

The proposed **Wakatipu Basin Rural Amenity Zone** zone works together with the proposed **Wakatipu Basin Lifestyle Precinct (WBLP)** to define a total area of the Wakatipu Basin that enables activities and development to occur on an appropriate basis having regard to the current landscape amenity values.

The Variation applies the **Wakatipu Basin Rural Amenity Zone (WBRAZ)** provisions to landscape character areas assessed as having a 'moderate' to 'very low' capability to absorb additional development, and the **Lifestyle Precinct (WBLP)** provisions to areas assessed as having a 'moderate - high' or higher capability to absorb additional development.

The Proposed WBRAZ and WBLP supersede the current Rural, Rural Residential and Rural Lifestyle Zones as they apply to the Wakatipu Basin under the PDP but with the following significant changes:

1. The WBRAZ and WBLP apply to land areas that may currently be zoned either Rural, Rural Residential or Rural Lifestyle but do not coincide with those zone's current boundaries in the PDP. These boundary differences derive primarily from the following factors:
  - The use of more detailed GIS data to inform the delineation of the WB Study landscape character units (and consequently the zone/precinct boundaries).
  - A fundamental aim of the WB Study is to align the zone and precinct boundaries with defensible edges wherever possible to minimise the potential for development creep.
2. The WBLP provides residential living opportunities within specific locations amidst the WBRAZ (similar in effect to the Rural Residential and Rural Lifestyle Zones in the PDP but with revised provisions).
3. The existing PDP approach applies a fully discretionary regime across the Basin for sites located in the Rural Zone (and no minimum lot size). The PDP Rural Lifestyle zone requires a minimum 2ha average site size and 1ha minimum, with subdivision a controlled activity, and buildings on an approved platform (subject to development controls) provided for as a permitted activity. The PDP Rural Residential zone requires a 0.4ha minimum site size, with subdivision a controlled activity and building platforms are not required to be identified, and buildings are provided for as a permitted activity subject to development controls. In both the WBRAZ and the WBLP a minimum allotment size and the introduction of a restricted discretionary activity status for buildings (with location specific assessment criteria) is considered necessary to maintain the character and quality of the natural and built landscape.

The PDP's provisions relating to other resource management matters (e.g. natural hazards, tangata whenua, landscapes) are not altered in the Variation. While development is anticipated in the WBRAZ and WBLP, where applicable, it is anticipated that development will recognise and manage the risks of natural hazards and other matters at the time of subdivision or when seeking consents for the construction of buildings.

## 2.8 Evolution of the Variation

Following the publication of the WB Study report on the QLDC website (2017 [link](#)), QLDC have embarked on a more detailed study to determine the appropriate planning policy approach across the Study area. The scope of this work is outlined below, and comment is made (where appropriate) on any instances where the proposed zoning provisions and spatial extents of the WBRAZ and WBLP as promulgated in this Variation, vary from the recommendations and mapping in the WB Study report.

### Mapping

In tandem with the more detailed analysis to determine the appropriate planning provisions outlined below, the WBLP and WBRAZ mapping was reviewed. The WBLP mapping was retained intact for the most part, with three exceptions. These related to the southern side of Tucker Beach Landscape Character Unit (LCU) 4, a portion of the Fitzpatrick Basin LCU 2 to the north of Littles Road, and to the north west of the Speargrass Flat Road/Hogans Gully intersection (LCU 8). In each of these locations the WB Study recommended that buildings were not allowed above a certain contour line.

Consideration of the policy options required to deliver such an outcome were explored as part of the detailed work following the completion of the WB Study. On balance it was determined that a more preferable approach would be to amend the WBLP boundary in these locations to correspond to the relevant contour line (Tucker Beach: 400m; Fitzpatrick Basin: 440m; Speargrass Flat Road/Hogans Gully intersection 360m). In the case of the Speargrass Flat Road/Hogans Gully intersection, the more detailed work subsequent to the WB Study revealed that the 360m contour rather than the 370m contour line was the more appropriate 'boundary'. Following this more detailed workstream, a number of consequential changes were made to the Landscape Character Unit worksheets to ensure that they were in sync with the revised mapping.

Amendments were also made to the mapping along the northern side of Tucker Beach where the line was reconfigured in response to public land ownership and cadastral patterns.

The Ladies Mile Gateway Precincts and Arrowtown Precincts recommended in the WB Study was not mapped in the case of the Ladies Mile Gateway Precinct and in the case of Arrowtown was remapped as WBRAZ (as explained below). Graphically, the WBLP and WBRAZ mapping was amended to co-ordinate with the mapping styles used in the Queenstown Lakes District Plan.

The Slope Hill and Lake Hayes, Arrow River and Shotover River Outstanding Natural Features and Landscapes as identified in the Stage 1 PDP that are located within or adjacent to the study area have been retained as Rural Zone.

The WBRAZ and WBLP replace the areas of land identified in the PDP as Rural, Rural Lifestyle or Rural Residential zones within the non ONF or ONL land in the Wakatipu Basin, some residual land zoned Rural Lifestyle within the ONF/L of the Shotover River near Littles Road, and at Arrow Junction near the Crown Range Road were identified and these areas have been rezoned to Rural, consistent with the remainder of the land within those ONF/L areas.

Also as part of the Stage 2 notification, the Open Space and Recreation Zone will apply to Council owned parks and reserves and several Council owned properties in the Wakatipu Basin Study Area have been identified by the Council for inclusion in the Open Space and Recreation Zone.

### **Wakatipu Basin Rural Amenity Zone**

Further assessment was undertaken of the existing lot sizes throughout the non WBLP area of the WBRAZ which indicated that a 80ha minimum lot size was an appropriate threshold to ensure that limited development could occur as of right throughout this part of the Basin, consistent with the recommendations of the WB Study.

In addition, the spatial extents of the zone as incorporated in the Variation, vary slightly from the map of the WBRAZ in the WB Study report. The changes comprise adjustment of the interface boundary between the WBRAZ and WBLP to reflect natural topological features (e.g. ridgelines, contours) in some landscape character units. For clarity, no changes have been made to ONF/ONL boundaries as shown in the PDP planning maps.

### **Wakatipu Basin Lifestyle Precinct**

With respect to the WBLP, this included the detailed investigation of four case study areas to understand:

- The nature of the approved resource consents for each case study area including lot sizes, protected areas (pastoral land/vegetation/landform features etc.), mitigation/enhancement planting, setbacks and typical consent conditions.
- The 'potential' yield applying a range of minimum and average lot size scenarios.
- The 'actual' yield applying a range of minimum and average lot size scenarios together with the typical suite of mitigation associated with rural residential development in the area (and that would be required under a restricted discretionary activity regime).

The four case study areas were selected to include a range of circumstances within the WBLP including 'greenfield' land, subdivided and undeveloped land, and established rural residential development. The case study areas included an area in the Fitzpatrick Basin, part of the Hawthorne Triangle, part of Arrow Junction and land at the intersection of Arrowtown Lake Hayes Road and Hogans Gully.

The WB Study recommended a minimum lot size of 4,000m<sup>2</sup> throughout the WBLP as a starting point for consideration. That recommendation was largely informed by the existing lot size regime associated with the PDP Rural Residential zone and on-site servicing requirements. As a consequence of the more detailed investigations undertaken (and as outlined above), it was determined that a minimum lot size of 6,000m<sup>2</sup> together with an average lot size of 1ha are required to secure the maintenance of landscape and visual amenity values within the WBLP.

The review of the resource consents supported the recommendations within the WB Study report with respect to the scope of matters to be addressed in assessment criteria. This work also revealed the importance of considering the following matters in the development of the WBLP planning provisions:

- The protection and retention of existing exotic and native vegetation over a height of 4m (excluding pest species). This vegetation contributes to the attractive leafy character of the WBLP in places and also plays a key role in assisting the integration of existing buildings.
- Consideration of existing covenants and consent notice conditions, given the role that they play in managing the adverse landscape and visual amenity effects of existing development.
- The introduction of a 75m road setback for buildings from all public roads throughout the WBLP (rather than just scenic routes as recommended in the WB Study). The general prevalence of this patterning in more recent developments throughout the case study areas points to its importance across the WBLP.
- The introduction of a 50m setback for dwellings, accessways or earthworks associated with residential activity, from Identified Landscape Features.
- Restricting the further subdivision of an allotment that has previously been used to calculate the minimum and average lot size for subdivision in the Wakatipu Basin Lifestyle Precinct.
- Restricting the subdivision of an existing or approved residential flat from the residential unit it is ancillary to, or the subdivision of a second dwelling on any allotment in the Wakatipu Basin.

### **Ladies Mile**

The WB Study recommended the introduction of a specific precinct for this area (Ladies Mile Gateway Precinct) that enabled urban parkland type development, subject to a 75m road setback for buildings and a structure plan process to assess amenity, landscape and infrastructure issues at a granular level. Since the WB Study was prepared the Ladies Mile area has been subject to an Indicative Master planning exercise which has addressed many of these issues.

Although it is still considered part of the wider WB amenity landscape the Ladies Mile Area is deliberately not included in the WBRAZ under this Variation and is not subject to an additional Ladies Mile Gateway Precinct. The Council is currently progressing plans to carefully manage urban development in this area, to address the above issues and to address the need to facilitate urban growth in the future in suitable locations such as this in an efficient way. Other factors include that it may be subject to a Special Housing Area Application or a future detailed plan variation. More detailed assessment of a range of factors such as transport infrastructure capacity is required in order to complete a detailed plan change for this area.

### **Arrowtown**



The WB Study recommended consideration be given to a similar urban parkland type precinct in the vicinity of Arrowtown (Arrowtown Precinct), together with the integration of defensible edges and the implementation of a structure plan process to address amenity, landscape and infrastructure issues.

The Council have no current plans to develop the Arrowtown Golf Course for urban development and since the WB Study was prepared the Arrowtown area has not been subject to any structure planning process. The Golf Course itself is identified as Open Space and Recreation: Community Purpose Golf Course Zone<sup>11</sup> and other areas have been included in the WBRAZ, to reflect that it is also part of the wider WB amenity landscape, and it is appropriate to apply the WBRAZ at this time. Any provision for subdivision or development beyond that provided for in the WBRAZ should require a comprehensive structure plan process to be completed and incorporated in a future Variation or Plan Change. This also includes the small triangular parcel at the far eastern end of the Millbrook LCU bordered by Arrowtown-Lake Hayes and McDonnell Roads.

### **Landscape Character Unit Worksheets**

It was agreed that it would be beneficial to cross reference to the LCU worksheets in the provisions to provide more detailed guidance for plan users as to the features and attributes of each area that need to be protected, maintained or enhanced. Minor consequential amendments were made to the LCU worksheets to ensure consistency with the provisions.

## **2.9 Variation Purpose and Options**

The Variation proposes to establish a new Wakatipu Basin Rural Amenity Zone together with a Lifestyle Precinct overlay:

### **Wakatipu Basin Rural Amenity Zone (WBRAZ) key elements:**

- Covering the majority (close to 90%) of the WB Study Area (68% if excluding the WBLP overlay)
- Location specific objectives and policies
- Minimum lot size of 80 ha
- All buildings except small farm buildings 50m<sup>2</sup> area require consent (Restricted Discretionary)
- Landscape (or location) driven assessment criteria
- Introduce setbacks and controls to minimise adverse building impact:
  - 20 m from any public road
  - 50m from Identified Landscape Features

### **Wakatipu Basin Lifestyle Precinct (WBLP) key elements:**

- Covers 22% of the WB Study Area
- WBRAZ Objectives and Policies also apply to the WBLP
- Location specific objectives and policies to the WBLP
- Average lot size of 1ha with minimum lot size of 6,000m<sup>2</sup>
- Stringent controls to ensure the special qualities of the Basin are preserved
- All buildings require consent (Restricted Discretionary)
- Landscape (or location) driven assessment criteria
- Introduce setbacks and controls to minimise adverse building impact:
  - 75 m from any public road
  - 50m from Identified Landscape Features.

<sup>11</sup> Refer to PDP Stage 2 Notification Planning Maps 13d Wakatipu Basin and Map 27 – Arrowtown.

This chapter applies to the Wakatipu Basin Rural Amenity Zone and Wakatipu Basin Lifestyle Precinct. The purpose of the Zone is to protect, maintain and enhance the particular rural landscape character and amenity of the zone which distinguishes the Wakatipu Basin from other parts of the District that are zoned Rural.

A primary focus of the Zone is on protecting, maintaining and enhancing rural landscape and amenity values while noting that productive farming is not a dominant activity in the Wakatipu Basin. To achieve the purposes of the Zone a minimum lot size of 80 hectares is required if subdividing and all buildings require resource consent as a means to ensure rural landscape character and visual amenity outcomes are fulfilled.

A wide range of supportive activities that rely on and seek to locate within the rural landscape resource are contemplated in the Zone including rural living at low densities, recreation, commercial and tourism activities as well as enabling farming and farming related activities. There are also some established industrial type activities that are based on rural resources or support rural type activities.

Land within the District is subject to natural hazards and, where applicable, it is anticipated that development will recognise and manage the risks of natural hazards at the time of subdivision and applications for resource consent for buildings.

Within the Wakatipu Basin, variations in landscape character support higher levels of development in identified areas that have been defined as the Wakatipu Basin Lifestyle Precinct. The Precinct provides for rural residential living opportunities within areas where additional development can be absorbed without detracting from the landscape and visual amenity values of the Precinct and the wider landscape character and amenity values of the Zone and its surrounding landscape context.

There is a diversity of topography and landscape character within the Precinct which has a variety of existing lot sizes and patterns of development. The Precinct incorporates a range of rural lifestyle type developments, generally characterized as low-density residential development on rural land, as well as farmlets and horticultural sites. Existing vegetation including shelter belts, hedgerows and exotic amenity plantings characterise the Precinct.

While the Zone and Precinct do not contain Outstanding Natural Features or Landscapes, they form part of the District's distinctive landscapes and are located adjacent to or nearby Outstanding Natural Features and Landscapes. Some land within the Precinct has been identified as being of particular landscape sensitivity. A rule identifying a setback of buildings and development from these Identified Landscape Features is utilised to require that an assessment is undertaken to ensure the values of these landscapes are maintained.

Development within the Zone or Precinct is to be managed to ensure that Outstanding Natural Features and Landscapes located adjacent to or nearby are protected from inappropriate subdivision, use and development. While there are no specific setback rules for development in relation to Outstanding Natural Features and Landscapes, all buildings and subdivision require resource consent with discretion to manage the effects of subdivision, use and development on any adjacent or nearby Outstanding Natural Feature or Landscape, as well as managing the effects on landscape character and visual amenity values within the Zone and Precinct.

In the Precinct a limited opportunity for subdivision is provided with a minimum lot size of 6000m<sup>2</sup> provided for in conjunction with an average lot size of one hectare (10,000m<sup>2</sup>). Controls on the location, nature and visual effects of buildings are used to provide a flexible and design led response to the landscape character and visual amenity qualities of the Precinct.

Building location, access, services, earthworks, landscaping, infrastructure and natural hazards are managed through the identification of suitable building platforms at the time of subdivision. These matters as well as the bulk and location, building design and finish may also be assessed at the time of obtaining resource consent for a building.

The WBRAZ and WBLP applies to the areas identified as such on the PDP Stage 2 Notification maps. In particular, Planning Map 13d has been created to show the entire extent of the WBRAZ, WBLP, landscape features and the Open Space and Recreation Zones.

As required by section 32(1)(b) RMA, the following section considers various broad options considered to address the resource management issues which generate the need for the Variation and makes recommendations as to the most appropriate course of action.

**Broad options considered to address the key resource management issues of: “appropriately managing the character and amenity values of the Wakatipu Basin and managing the capacity of the Wakatipu Basin to accommodate further development, and the appropriate nature and type of any such development”.**

Option 1: Retain the PDP Rural, Rural Residential and Rural Lifestyle zones and provisions (Status Quo).

Option 2: Apply a Wakatipu Basin Rural Amenity Precinct Overlay over the PDP Rural Zone component of the Basin to recognise the value of the landscape resource by applying a minimum lot size of 80ha; otherwise retain Rural Residential and Rural Lifestyle zones and provisions as per the PDP

Option 3: Apply new zoning provisions and zone boundaries that reflect the landscape character values of the Basin and provide for new development subject to landscape assessment criteria (**Recommended**).

	<b>Option 1: Status quo/ No change</b>	<b>Option 2: Apply a WBAZ Precinct Overlay to PDP Rural zoned land only</b>	<b>Option 3: Rezone to WBRAZ with LP over defined areas</b>
<b>Costs</b>	<ul style="list-style-type: none"> <li>• The spatial application of the PDP zones (Rural, Rural Residential and Rural Lifestyle) in the Wakatipu Basin is not considered to adequately reflect the capability of areas to absorb additional development without compromising landscape character and amenity values</li> <li>• The PDP zoning provisions (e.g. subdivision and development controls) do not provide a sufficient basis for avoiding subdivision and development in areas that are identified as being unsuitable for development or for managing cumulative effects in the Basin</li> <li>• The zoning controls do not reflect a sufficiently strong link to the Strategic Directions or Landscapes chapters in the context of the Basin and the landscape resource is subject to potential degradation from further subdivision</li> <li>• The existing policies do not particularly assist with the retention of rural production activities given a flexible ‘enabling’ approach to subdivision of existing lots and dwellings</li> </ul>	<ul style="list-style-type: none"> <li>• Would reduce potential for development of smaller (non-complying) lots in the Rural zone in the Basin</li> <li>• Some landscape character areas assessed in the WB Study as having moderate to high potential to absorb further development would remain inappropriately restricted under the PDP Rural Lifestyle Zone (as current boundaries would remain)</li> <li>• Costs associated with going through the Variation process (but this is required by legislation)</li> <li>• Would retain the development control regime (including assessment matters) of the PDP Rural-Residential and Rural Lifestyle zones which do not include specific reference to the context of the Wakatipu Basin</li> <li>• Inconsistent with the WB Study and does not respond to concerns about the appropriate location of the Rural Lifestyle Zone or Rural Residential Zone (likely lead to increasing demand for private plan changes or non-complying consents)</li> </ul>	<ul style="list-style-type: none"> <li>• Would reduce potential for development of existing lots in the PDP Rural Zone (due to minimum lot size)</li> <li>• Would reduce development potential in current Rural-Residential zoned areas (due to higher lot size of 6,000m<sup>2</sup> and 1ha average)</li> <li>• Would increase development potential able to be achieved in current Rural Lifestyle zoned areas (due to reduced lot size from 2ha average)</li> <li>• Costs associated with going through the Variation process (but this is required by legislation)</li> <li>• High costs for Council from potential litigation if many resource consents for dwellings have expired and would be non-complying under the WBRAZ/LP</li> </ul>

	<p>development in the Rural Zone (e.g. no minimum lot size for subdivision in the Rural Zone)</p> <ul style="list-style-type: none"> <li>• Does not respond to issues identified in the WB study about the appropriate locations for accommodating rural-residential types of development (which could lead to increasing demand for private plan changes or non-complying consents)</li> <li>• Would continue the current approach which has been identified as being a major cause of the erosion of landscape and amenity values in the Basin</li> </ul>		
<b>Benefits</b>	<ul style="list-style-type: none"> <li>• Retains the established approach which parties are familiar with</li> <li>• No 'cost of change' for Council</li> </ul>	<ul style="list-style-type: none"> <li>• Would bolster the protection of productive rural land and landscape amenity values</li> <li>• Low degree of change to administer compared to PDP- subdivision would remain fully discretionary in the WBRAZ (no change in activity status) whilst activity status for dwellings in the Rural-Residential and Rural Residential zones would remain as per the PDP</li> <li>• Improve consistency with the Strategic Directions Chapter for the Rural zoned area</li> </ul>	<ul style="list-style-type: none"> <li>• Applying a more development restrictive zoning such as the WBRAZ would enable the Council to more effectively protect, maintain and enhance the districts distinctive landscapes</li> <li>• Reduces development pressure on the 'main' Wakatipu Basin Rural Amenity Zone (WBRAZ) whilst allowing efficient use of the limited 'rural living' resource</li> <li>• WBLP enables a spread of future development potential over a wider pool of existing lots (less concentration of development potential)</li> <li>• Requires all buildings to be set back from public road boundaries, Identified Landscape Features and internal boundaries so that they do not compromise the qualities of those features and landscapes or outlook from neighbouring properties and scenic vantage points</li> <li>• Would treat areas assessed as having moderate to high potential to absorb further development on a consistent basis and allow a higher yield to be achieved than current PDP Rural Lifestyle zone</li> <li>• Improved alignment of zone boundaries with</li> </ul>

			<p>landscape character units and defensible edges</p> <ul style="list-style-type: none"> <li>• Cumulative effects of residential subdivision and development able to be managed</li> <li>• Tighter connection between the objectives and policies of the WBRAZ and WBLP (and assessment matters), with the PDP's objectives and policies in the Strategic Directions and Landscapes chapters</li> <li>• Lower transaction costs for resource consents moving from fully discretionary to restricted discretionary</li> </ul>
<b>Ranking</b>	<b>3</b>	<b>2</b>	<b>1</b>

## 2.10 Scale and Significance Evaluation

The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the implementation of the proposed provisions. In making this assessment, regard has been had to the following, namely whether the objectives and provisions:

- Result in a significant variance from the Proposed District Plan.
- Have effects on resources that are considered to be a matter of national importance in terms of section 6 of the Act.
- Adversely affect those with specific interests, e.g. Tangata Whenua.
- Involve effects that have been considered implicitly or explicitly by higher order documents.
- Impose increased costs or restrictions on individuals, communities or businesses.

The level of detail of analysis in this report is moderate-high. The WBRAZ and WBLP chapter contains resources of strategic importance to the District, region and nation. Many elements of the chapter build on existing approaches within the Proposed District Plan, but there is a significant change in policy direction.

A number of the provisions also change existing approaches in terms of implementation.

The proposed objectives provide for new buildings to be subject to amenity standards, set-back rules, better integration of the subdivision and land use framework, control over vegetation removal etc.

Other reasons for the moderate-high detail of analysis include that the provisions set an important direction for an area outside of the general zoning framework of the balance of the District Plan. The District's economy is largely based on the benefits derived from tourism and the landscape resource. Activities within the WBRAZ and LP can impact on the vitality and integrated management of this area.

## 2.11 Evaluation of proposed Objectives Section 32 (1) (a)

<b>WBRAZ Proposed Objectives</b>	<b>Appropriateness</b>
<p><b>24.2.1 Objective - Landscape and visual amenity values are protected, maintained and enhanced.</b></p>	<p>The proposed objective is the most appropriate way to achieve the purpose of the Act because it recognises the importance of the landscape resource to the District and the location of the WBRAZ within it (S5(2)(c) RMA). The objective acknowledges the expectation of limiting development in the zone so as to maintain and avoid degrading the existing landscape.</p> <p>This objective establishes the framework for a wide range of landscape related provisions. The District contains high quality landscapes that are of national importance and these shall be recognised and provided for when considering development (S6(a) and 6(b) RMA). The Council, in exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to the ethic of stewardship (S7(a) of the Act) and the broad range of rural landscapes with amenity values (S7(c) of the Act).</p> <p>An integrated policy framework is applied to control further subdivision, land and building development, and activities on sites within the zone. Controls on vegetation clearance will complement the PDP's protection of scheduled trees in the Basin, recognising that existing vegetation contributes to the Basin's existing landscape character. The policy framework in summary:</p> <ul style="list-style-type: none"> <li>• Provides for a 80 hectare minimum lot size</li> <li>• Ensures subdivision and developments are designed (including accessways, services, utilities and building platforms) to minimise modification to the landform, and maintain and enhance the landscape character and visual amenity values of the Zone</li> <li>• Establishes a basis for assessment against landscape character and visual amenity values identified for the landscape character units as described in Schedule 24.8.</li> <li>• Requires all buildings to be located and designed so that they do not compromise the qualities of Outstanding Natural Features, Outstanding Natural Landscapes and, Identified Landscape Features.</li> <li>• Provides for control over the colour, scale, form, coverage, location (including via road boundary, Identified Landscape Feature setbacks) and height of buildings and associated infrastructure, vegetation and landscape elements.</li> <li>• Provides for activities that maintain a sense of openness and spaciousness in which buildings are subservient to natural landscape elements.</li> <li>• Controls earthworks and vegetation clearance so as to minimise adverse changes to rural landscape character and visual amenity values.</li> <li>• Facilitates the provision of walkway, cycleway and bridle path networks.</li> </ul>



	<p>Strategic Directions:</p> <ul style="list-style-type: none"> <li>• Consistent with Objective 3.2.5.1 ‘ Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development’.</li> <li>• Consistent with Objective 3.2.5.2 - Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.</li> <li>• Consistent with Objective 3.2.5.3 - Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.</li> <li>• Consistent with Objective 3.2.5.4 - Recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.</li> <li>• Consistent with Objective 3.2.5.5 - Recognise that agricultural land use is fundamental to the character of our landscapes.</li> </ul> <p>Gives effect to RPS 2015 Objectives:</p> <p>1.1 Recognise and provide for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago</p> <p>3.1 The values of Otago’s natural and physical resources are recognised, maintained and enhanced</p> <p>3.2 Otago’s significant and highly-valued natural resources are identified, and protected or enhanced</p>
<p><b>24.2.2 Objective – Non-residential activities are compatible with infrastructure, and maintain and enhance landscape character and amenity values.</b></p>	<p>The proposed objective is the most appropriate way to achieve the purpose of the Act (S5(2)(c)) Sets expectation for predominantly rural activities on large lots and identifies ability for residential and non-residential activities, subject to scale and intensity, where these activities can be appropriately accommodated within the landscape.</p> <p>The policy framework:</p> <ul style="list-style-type: none"> <li>• Provides for commercial, recreation and tourism related activities where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values.</li> <li>• Restrict the type and intensity of non-residential activities to those which are compatible in visual amenity terms and in relation to other generated effects (e.g. traffic, noise, and hours of</li> </ul>

	<p>operation) with surrounding uses and the natural environment.</p> <ul style="list-style-type: none"> <li>• Have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua</li> <li>• Ensure traffic generated by non-residential development does not individually or cumulatively compromise road safety or efficiency.</li> <li>• Ensures non farming activities with potential for nuisance effects from dust, visual, noise or odour effects are located a sufficient distance from formed roads, neighbouring properties, waterbodies and any residential activity.</li> </ul> <p>Strategic Directions:</p> <ul style="list-style-type: none"> <li>• Consistent with Objective 3.2.5.1 ‘ Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development’.</li> <li>• Consistent with Objective 3.2.5.2 - Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.</li> <li>• Consistent with Objective 3.2.5.3 - Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.</li> <li>• Consistent with Objective 3.2.5.4 - Recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.</li> <li>• Consistent with Objective 3.2.5.5 - Recognise that agricultural land use is fundamental to the character of our landscapes.</li> </ul> <p>Gives effect to RPS objectives 1.1, 3.1, 3.2 (as above) and:</p> <p>4.3 Infrastructure is managed and developed in a sustainable way. 10.3 Sufficient land is managed and protected for economic production</p>
<p><b>24.2.3 Objective – Reverse sensitivity effects are avoided or mitigated where rural living opportunities, visitor and tourism activities, community and recreation activities occur.</b></p>	<p>The proposed objective is the most appropriate way to achieve the purpose of the Act (S5(2)) because it acknowledges that notwithstanding the enabling zoning, reverse sensitivity risk is present within the zone and needs to be managed.</p> <p>This objective recognises and maintains the existence of established rural activities and that activities such as residential development seeking to locate amidst established rural activities have an expectation to not hinder these activities, providing the rural activity being undertaken is within reasonable limits. For instance, with particular regard to aspects such as odour, noise, lighting and traffic generation.</p> <p>The policy framework:</p> <ul style="list-style-type: none"> <li>• Protects legally established informal airports from the establishment of incompatible activities.</li> <li>• Ensure reverse sensitivity effects likely to arise between residential lifestyle and non-residential activities are avoided or mitigated.</li> </ul>

	<ul style="list-style-type: none"> <li>• Supports productive farming activities such as agriculture, horticulture and viticulture in the Zone by ensuring that potential reverse sensitivity issues do not constrain productive activities.</li> </ul> <p>Strategic Directions:</p> <ul style="list-style-type: none"> <li>• Consistent with Objective 3.2.5.2 - Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.</li> <li>• Consistent with Objective 3.2.5.3 - Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.</li> <li>• Consistent with Objective 3.2.5.4 - Recognise there is a finite capacity for residential activity in rural area as if the qualities of our landscape are to be maintained.</li> </ul> <p>The objective has regard to section 7(b), (d) and (g) RMA.</p> <p>Gives effect to RPS 2015 objectives 1.1, 3.1, 3.2, 4.3 (as above) and: 5.4 Adverse effects of using and enjoying Otago's natural and built environment are minimised</p>
<p><b>24.2.4 Objective - Subdivision and land use development maintains and enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.</b></p>	<p>Recognises the need to avoid adverse cumulative impacts on ecosystem services and nature conservation and heritage values, whilst ensuring development does not generate servicing and infrastructure costs that fall on the wider community associated with connecting its infrastructure to subdivision and development isolated from existing network capacity.</p> <p>The objective is the most appropriate way to achieve the purpose of the Act in accordance with Section 5 and 7 of the RMA.</p> <p>The policy framework:</p> <ul style="list-style-type: none"> <li>• Avoids adverse cumulative impacts on ecosystem services and nature conservation values.</li> <li>• Ensures development does not generate servicing and infrastructure costs that fall on the wider community.</li> <li>• Provides for improved public access to and the maintenance and enhancement of the margins of waterbodies including Mill Creek and Lake Hayes.</li> <li>• Ensures that other utilities including Regionally Significant Infrastructure are located and operated to maintain landscape and visual amenity values, having regard to the important function and location constraints of these activities.</li> </ul>

	<p>Strategic Directions:</p> <ul style="list-style-type: none"> <li>• Consistent with Objective 3.2.5.1 ‘ Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development’.</li> <li>• Consistent with Objective 3.2.5.2 - Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.</li> <li>• Consistent with Objective 3.2.5.3 - Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.</li> <li>• Consistent with Objective 3.2.5.4 - Recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.</li> <li>• Consistent with Objective 3.2.1.5 - Maintain and promote the efficient operation of the District’s infrastructure, including designated Airports, key roading and communication technology networks.</li> </ul> <p>The objective has regard to section 7(b), (d) and (g) RMA.</p> <p>Gives effect to RPS 2015 objectives 3.2, 4.3, and 5.4 (as above)</p>
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<p><b>WBLP Proposed Objectives</b> NB. The above objectives for the WBRAZ also apply to the precinct.</p>	<p><b>Appropriateness</b></p>
<p><b>24.2.5 Objective - The landscape quality, character and amenity values of the Precinct are maintained and enhanced in conjunction with enabling rural residential living opportunities.</b></p>	<p>The proposed objective is the most appropriate way to achieve the purpose of the Act because it recognises the importance of the landscape resource to the District and the location of the WBRAZ within it (S5(2)(c) RMA). The objective acknowledges the expectation of additional development in the Precinct with the understanding that development is subject to controls to maintain and enhance the landscape.</p> <p>The policy framework:</p> <ul style="list-style-type: none"> <li>• Provides for rural residential subdivision, use and development only where it protects, maintains or enhances the identified landscape character and visual amenity values as described within the landscape character unit as defined in Schedule 24.8.</li> <li>• Promotes design-led and innovative patterns of subdivision and development that respond to the</li> </ul>

	<p>specific landscape setting.</p> <ul style="list-style-type: none"> <li>• Manages the bulk and location of all buildings through minimum standards for height, coverage and by specifying minimum setbacks from site and road boundaries and Identified Landscape Features so as to avoid or minimise adverse effects on landscape character and visual amenity values.</li> <li>• Provides for non-residential activities, including restaurants, visitor accommodation, and commercial recreation activities while ensuring these are appropriately located and of a scale and intensity that ensures that the amenity, quality and character of the Precinct is retained.</li> <li>• Ensure the visual dominance of buildings is avoided or mitigated particularly development and associated earthworks on prominent slopes and ridgelines.</li> <li>• Implements minimum, and average lot size standards in conjunction with permitted building coverage and height standards so that the landscape character and visual amenity values of the Wakatipu Basin are not compromised by the cumulative adverse effects of development.</li> <li>• Maintain and enhance a distinct and visible 'defensible' edge between the Precinct and the wider Wakatipu Basin Rural Amenity Zone.</li> <li>• Retain vegetation where this contributes to landscape character and visual amenity values, and assists with the maintenance of the established character of the Precinct.</li> </ul> <p>Strategic Directions:</p> <ul style="list-style-type: none"> <li>• Consistent with Objective 3.2.5.1 'Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development'.</li> <li>• Consistent with Objective 3.2.5.2 - Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.</li> <li>• Consistent with Objective 3.2.5.3 - Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.</li> <li>• Consistent with Objective 3.2.5.4 - Recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.</li> </ul> <p>Gives effect to RPS 2015 Objectives:</p> <p>1.1 Recognise and provide for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago</p> <p>3.1 The values of Otago's natural and physical resources are recognised, maintained and enhanced</p> <p>3.2 Otago's significant and highly-valued natural resources are identified, and protected or enhanced</p> <p>4.3 Infrastructure is managed and developed in a sustainable way.</p> <p>5.3 Sufficient land is managed and protected for economic production.</p> <p>5.4 Adverse effects of using and enjoying Otago's natural and built environment are minimised.</p>
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## 2.12 Evaluation of the proposed provisions Section 32 (1) (b)

The following tables consider whether the proposed provisions are **the most appropriate way** to achieve the relevant objectives. In doing so, it considers the costs and benefits of the proposed provisions and whether they are effective and efficient. For the purposes of this evaluation the proposed objectives are grouped together for each of the WBRAZ and WBLP.

*(Also refer to the Table detailing broad options considered, above)*

### **Appropriately managing the character and amenity values of the Wakatipu Basin and managing the capacity of the Wakatipu Basin to accommodate further development, and the appropriate nature and type of any such development**

#### **WBRAZ**

**24.2.1 Objective - Landscape and visual amenity values are protected, maintained and enhanced.**

**24.2.2 Objective - Non-residential activities are compatible with infrastructure, and maintain and enhance landscape character and amenity values.**

**24.2.3 Objective - Reverse sensitivity effects are avoided or mitigated where rural residential lifestyle living opportunities, visitor and tourism activities, community and recreation activities occur.**

**24.2.4 Objective - Subdivision and land use development maintains and enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.**

Summary of proposed provisions and broad evaluation of the environmental, economic, social and cultural costs and benefits:

- Require all buildings to be located in relation to ONF's, ONL's, public road boundaries, Identified Landscape Features and internal boundaries so that they do not compromise the qualities of those features and landscapes or outlook from neighbouring properties and scenic vantage points
- Require all buildings to obtain resource consent so that the scale, form, colour and location of buildings, plantings and associated ancillary elements do not result in adverse effects on the landscape character and visual amenity values of the zone.
- Ensure non farming activities with potential for nuisance effects from dust, visual, noise or odour effects are located a sufficient distance from formed roads, neighbouring properties, waterbodies and any residential activity.
- Identify and where appropriate, require the provision of walkways, cycleways and bridle path networks
- Require any new lots to be no less than 80ha in order to maintain a rural character and preserve the conservation, ecological and visual amenity values of the zone.
- Only enable rural land use activities that protect, maintain and enhance the range of landscape and amenity values associated with the Wakatipu Basin

area (as identified for the landscape character units as described in Schedule 24.8).

- Ensure development does not exceed capacities for infrastructure servicing
- Support productive activities such as agriculture, horticulture and viticulture in the zone whilst managing any associated reverse sensitivity issues.
- The maximum site coverage shall be 15% of lot area or 500m<sup>2</sup> whichever is the lesser
- The minimum setback of any building from side and rear lot boundaries shall be 10m
- The minimum setback of any building from a public road boundary shall be 20m.
- Control and mitigate earthworks and vegetation clearance so as to minimise adverse changes to rural landscape character and amenity.
- The construction of and/or exterior alteration/additions to buildings including buildings located within an existing approved building platform area, will be subject to Restricted Discretionary assessment criteria for all of the following:
  - building height;
  - building colours/materials;
  - building coverage;
  - design, size and location of accessory buildings.
  - the design and location of fencing / gates, external lighting;
  - earthworks, retaining, fencing, gates, accessways, external lighting, domestic infrastructure (water tanks etc.), vegetation removals, and proposed plantings;
  - accessway alignment and paving materials;
  - the retention of existing vegetation and landform patterns;
  - earth mounding, and framework planting to integrate buildings and accessways;
  - planting of appropriate species that are suited to the general area having regard to the matters set out in Schedule 24.8;
  - riparian restoration planting;
  - the retirement and restoration of steep slopes over 15° to promote slope stabilisation or indigenous vegetation enhancement;
  - The integration of existing and provision for new public walkways and cycleways/bridlepaths.

<b><i>Proposed provisions</i></b>	<b><i>Costs</i></b>	<b><i>Benefits</i></b>	<b><i>Effectiveness &amp; Efficiency</i></b>
<b>Policies:</b> 24.2.1.1 to 24.2.1.12 (inclusive) 24.2.2.1 to 24.2.2.6 (inclusive) 24.2.3.1 to 24.2.3.3	<b><i>Environmental</i></b> Low. The provisions emphasise that the predominant activity is rural use; and earthworks and indigenous vegetation clearance will be managed to minimise adverse changes to rural landscape character and amenity. <b><i>Economic</i></b> The provisions will have the potential to	<b><i>Environmental</i></b> The provisions will better protect the zones and surrounding rural areas from ad-hoc subdivision and development. <b><i>Economic</i></b> The provisions provide more certainty for the Council and persons contemplating activities in the zones.	The provisions are effective at protecting the landscape resource within the zone by referencing to landscape assessment policy which gives effect to the strategic directions chapter and enables consideration of activities within the zone that may affect the District's landscape resource.

<p>(inclusive) 24.2.4.1 to 24.2.4.6 (inclusive)</p> <p><b>Rules:</b></p> <p>24.4.1 to 24.4.29 (inclusive) 24.5.1 to 24.5.16 (inclusive)</p>	<p>constrain residential, industrial or commercial activities in the zones.</p> <p><b>Social &amp; Cultural</b> Land owners will incur costs to obtain resource consents (e.g. controlling the scale, form, colour and location of buildings to ensure they do not result in adverse effects on the landscape character and visual amenity values of the zone).</p>	<p>Would protect the landscape resource which the District relies on for tourism.</p> <p><b>Social &amp; Cultural</b> Maintaining the landscapes within the zone will provide for peoples well-being by not degrading these landscapes.</p> <p>More certainty for future landowners with regard to locations suited or not suited to further development.</p>	<p>Seeking to determine/control the extent of future development through a complex plan change requires a lot of resources to defend and implement successfully.</p> <p>Efficiencies would be established to introduce clearer parameters for permitting anticipated activities, while providing direct policies to gauge the appropriateness of residential or farming activities, or activities that can have a significant impact on amenity.</p>
<p><b>Alternative options considered less appropriate to achieve the relevant objectives and policies:</b></p>			
<p><i>Option 1: Status quo (PDP)</i></p>	<ul style="list-style-type: none"> <li>• <i>The PDP's objectives and policies are not considered to place adequate emphasis on the importance of the landscape resource, nor do they provide a strong link to District Wide/Strategic Directions chapter.</i></li> <li>• <i>The integrity of the existing objective and policy framework has been weakened by the cumulative effects of subdivision and development (due in part to an ad hoc fully discretionary regime across the Basin for sites located in the Rural Zone). The landscape resource is subject to potential degradation from further subdivision.</i></li> <li>• <i>Would also retain inappropriate boundaries between the Rural Zone and Rural-Residential and Rural-Lifestyle zones (having regard to the Wakatipu Land Use study's assessment of landscape character areas) .</i></li> </ul>		
<p><i>Option 2: Apply a Wakatipu Basin Rural Amenity Precinct Overlay over the PDP Rural Zone component of the Basin to recognise the value of the landscape resource by applying a minimum lot size of 80ha; otherwise retain Rural Residential and Rural Lifestyle zones and provisions as per the PDP</i></p>	<ul style="list-style-type: none"> <li>• <i>Applying a 80ha minimum lot standard would offer greater protection of landscape values from subdivision and development. However, subdivision would be subject to the Rural zone policies and rules which are considered inadequate in the context of the Wakatipu Basin study area</i></li> <li>• <i>The type and scale of non-residential activities which require resource consent has not substantially changed, however the rule structure has clarified what activities require consent and the policies make it clearer what types of non-residential activities may be appropriate. There is not considered the need to make non-residential activity either more permissive or constrained, but to better identify the appropriateness of these activities by providing more thorough policy to assess the merits of proposals</i></li> </ul>		



**Appropriately managing the character and amenity values of the Wakatipu Basin and managing the capacity of the Wakatipu Basin to accommodate further development, and the appropriate nature and type of any such development**

**WBLP**

**24.2.5 Objective - The landscape quality, character and amenity values of the Precinct are maintained and enhanced in conjunction with enabling rural residential living opportunities.**

Summary of proposed provisions that give effect to this objective:

- Manage the bulk and location of all buildings including height, coverage and minimum setbacks from site, public road and identified landscape features so as to avoid or minimise any potential adverse effects on landscape character, visual amenity values and outlook from neighbouring properties
- Enable appropriately located and scaled non-residential activities, including restaurants, visitor accommodation, recreation and rural support activities while ensuring that the visual amenity, quality and character of the Lifestyle precinct is not compromised.
- Implement minimum and average lot size standards in conjunction with permitted building coverage and height standards so the landscape character and amenity qualities of the Wakatipu Basin are not compromised
- Maintain and enhance the landscape character and visual amenity values associated with the Precinct by controlling the colour, scale, form, location and height of buildings and associated infrastructure, vegetation and landscape elements.
- Maintain and enhance a distinct and visible defensible edge between the Precinct and the WBRAZ
- Restrict the type and intensity of non-residential activities to those which are compatible in visual amenity terms and in other generated effects (e.g. traffic, noise, and hours of operation) with surrounding rural residential uses and the natural environment
- Ensure subdivision and developments are designed (including accessways, services, utilities and building platforms) to be in keeping with the visual and landscape characteristics of the precinct
- The maximum site coverage shall be 15% of the net site area or 500m<sup>2</sup> whichever is the lesser
- The minimum setback of any building from a public road boundary defined on the planning maps shall be 75m
- The minimum setback of any building from an identified landscape feature boundary on the planning maps shall be 50m
- The construction of and/or exterior alteration/additions to any buildings including buildings located within an existing approved and registered building platform area will be subject to Restricted Discretionary consent criteria for all of the following:
  - building height;
  - building colours/materials;
  - building coverage;
  - design, size and location of accessory buildings.
  - the design and location of fencing / gates, external lighting:

- earthworks, retaining, fencing, gates, accessways, external lighting, domestic infrastructure (water tanks etc.), vegetation removals, and proposed plantings;
- accessway alignment and paving materials;
- the retention of existing vegetation and landform patterns;
- earth mounding, and framework planting to integrate buildings and accessways;
- planting of appropriate species that are suited to the general area having regard to the matters set out in Schedule 24.8;
- riparian restoration planting;
- the retirement and restoration of steep slopes over 15° to promote slope stabilisation or indigenous vegetation enhancement;
- The integration of existing and provision for new public walkways and cycleways/bridlepaths.

<b>Proposed provisions</b>	<b>Costs</b>	<b>Benefits</b>	<b>Effectiveness &amp; Efficiency</b>
<p><b>Policies:</b> 24.2.5.1 to 24.2.5.6</p> <p><b>Rules:</b> 24.4.1 to 24.4.29 (inclusive) 24.5.1 to 24.5.16 (inclusive)</p>	<p><b>Environmental</b> Low impact due to requirements for set-back from landscape features and ONL/ONFs.</p> <p><b>Economic</b> Potential for higher costs with subdivision and development than previously due to wide range of assessment matters required to be addressed.</p> <p>Some loss of development potential for owners in PDP Rural-Residential zoned areas due to increase in minimum lot size in LP.</p> <p><b>Social &amp; Cultural</b> Potential for amenity effects on neighbouring owners of some properties due to the reduction in minimum lot size compared to PDP Rural Lifestyle Zone</p>	<p><b>Environmental</b> Enables additional development in those areas that have been assessed as being capable (from a landscape perspective) of absorbing this level of change</p> <p>Effects from earthworks and vegetation clearance will be minimised as part of assessment of accessways and the location of building platforms and associated utilities.</p> <p>The proposed colour range is considered to provide a suitable balance to control the visual effects of buildings by ensuring that built development is visually recessive.</p> <p>More emphasis for landscaping requirements to be at the time of subdivision. The introduction of landscape driven assessment criteria for subdivision and buildings will ensure rural residential development is well integrated into the landscape and maintains the existing landscape character and visual amenity</p>	<p>The new urban zoning would better reflect development that has occurred in these areas or is anticipated to occur.</p> <p>The proposed provisions restrict the grounds for discretion for a resource consent by permitting buildings subject to a clear range of controls to achieve objectives and policies to maintain landscape values.</p> <p>The introduction of a maximum building size and colour standards are necessary to enable the Restricted Discretionary activity status of buildings and alterations to buildings; in this context the additional standards are both effective and efficient and are significantly more appropriate than the PDP provisions in terms of meeting the purpose of the RMA.</p>

		<p>values</p> <p>If required, any controls imposed on a site by a subdivision consent notice will still apply, thus ensuring location specific landscaping requirements are provided for.</p> <p><b>Economic</b></p> <p>Reduces development pressure on the 'main' Wakatipu Basin Rural Amenity Zone (WBRAZ) whilst allowing efficient use of the limited 'rural living' resource (estimated theoretical capacity for 880 additional lots, subject to application of consent assessment criteria).</p> <p>Significantly reduces pressure for subdivision of larger lots in the Basin, which may be retained for rural productive purposes.</p> <p><b>Social &amp; Cultural</b></p> <p>Emphasis on avoidance and mitigation of landscape amenity effects applied at the time of subdivision to mitigate effect of infrastructure and future buildings.</p> <p>More certainty for future landowners with regard to locations with development potential.</p>	
<p><b>Alternative options considered less appropriate to achieve the relevant objectives and policies:</b></p>			
<p>Option 1: Status quo (PDP)</p>	<ul style="list-style-type: none"> <li>• Would retain differing standards for subdivision of land in the Rural Residential and Rural Lifestyle zones which is inconsistent with the WB Study's assessment of areas</li> </ul>		

	<p><i>with moderate to high potential to absorb additional development</i></p> <ul style="list-style-type: none"> <li>• <i>Would also retain inappropriate boundaries of Rural Residential and Rural Lifestyle zones compared to the LP</i></li> </ul>
<p><i>Option 2: Apply a Wakatipu Basin Rural Amenity Precinct Overlay over the PDP Rural Zone component of the Basin to recognise the value of the landscape resource by applying a minimum lot size of 80ha; otherwise retain Rural Residential and Rural Lifestyle zones and provisions as per the PDP</i></p>	<ul style="list-style-type: none"> <li>• <i>The type and scale of non-residential activities which require resource has not substantially changed, however the rule structure has clarified what activities require consent and the policies make it clearer what types of non-residential activities may be appropriate. There is not considered the need to make non-residential activity either more permissive or constrained, but to better identify the appropriateness of these activities by providing more thorough policy to assess the merits of proposals</i></li> </ul>

## 2.13 Efficiency and effectiveness of the provisions

The above provisions are drafted to specifically address the resource management issues identified for the Wakatipu Basin. The objectives, policies and rules (the provisions), provide greater certainty than the PDP current provisions in respect to the zoned areas and will be easier to understand for users of the Plan both as applicant and administrator (processing planner). The provisions create a more efficient consent process by reducing the number of fully discretionary consents required and by expediting the processing of those consents.

## 2.14 The risk of not acting

Section 32(c) of the RMA requires an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. It is not considered that there is uncertain or insufficient information about the subject matter of the provisions.

The issues identified and options taken forward are the most appropriate way to achieve the purpose of the RMA. If these changes were not made there is a risk the District Plan would fall short of fulfilling its functions.

## 3. References

Also refer to any footnotes within the text

1. Wakatipu Land use Planning Study March 2017 [link](#)
2. Council Reply Evidence on the PDP
3. Read Landscapes Limited 'Report to Queenstown Lakes District Council on appropriate landscape classification boundaries within the District, with particular reference to Outstanding Natural Landscapes and Features' 2014. - [link](#)
4. Read Landscapes Limited 'Wakatipu Basin Residential Subdivision and Development: Landscape Character Assessment' June 2014 - [link](#)
5. District Plan Monitoring Report, Monitoring the Effectiveness and Efficiency of the Rural General Zone, April 2009 - [link](#)
6. District Plan Monitoring Report, Rural Living Zones of the Queenstown Lakes District Plan, January 2010 - [link](#)
7. Ministry for the Environment. 2014. A guide to section 32 of the Resource management Act: incorporating changes as a result of the Resource Management Amendment Act 2013. Wellington. Ministry for the Environment – [link](#)

# **APPENDIX 14 OBJECTION REQUEST EMAIL**

**Vance Boyd**

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**From:** Jules Tapper [julestapper@xtra.co.nz]  
**Sent:** Friday, October 19, 2018 7:30 AM  
**To:** 'Hope Marson'  
**Cc:** 'Vance Pvt'  
**Subject:** FW: Request for review Aircraft Owners and Pilots Association  
**Attachments:** AOPA submission re decision Review Oct 2018.pdf

Hello again Hope

Could you please acknowledge receipt of this email back to Vance and me.

Thank you

Jules

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**From:** Jules Tapper [mailto:julestapper@xtra.co.nz]  
**Sent:** Friday, 19 October 2018 7:24 a.m.  
**To:** 'Hope Marson'  
**Cc:** 'Vance Pvt'  
**Subject:** Request for review Aircraft Owners and Pilots Association

Hello Hope

As you know Vance Boyd has been locally handling AOPA matters relating to Proposed District Plan Changes. Vance is currently overseas but the association through him wishes to file the attached request for a review of the Planning Chairs decision to strike out part of our recent submission to part of the proposed district plan submissions.

Details are as per the attached scanned copy

Kind regards

For and on behalf of AOPA (NZ) Inc

R J Tapper

The Resource Management Act 1991.

**The Aircraft Owners and Pilots Association of New Zealand (AOPA)**

S357 : Objection to a decision of the Hearing Panel Chair received 01 October 2018.

This decision struck out part of the AOPA submission relating to the Proposed District Plan for the Wakatipu Basin Rural Amenity Zone and in particular provisions relating to Informal Airports within that zone.

Reasons for the objection:

1. The decision relies on interpretation of S41.d,6 and finds that part of the AOPA submission showed no reasonable cause or case. The Association does not agree.
2. The decision states that the Association, in its submission, acknowledged that it had received the public notice in November 2017 along with an associated memorandum and that in the Chair's opinion this should have been sufficient information for AOPA. The assumption that we received the notice is incorrect and is a misinterpretation of the statement in our submission where we referred to the memorandum in particular. In fact we only became aware of the proposed changes, the public notice and the memorandum when researching in regard to our submission. This was in August 2018. It became apparent when the Association received QLDC Counsels response to our strike out submission that it was being assumed that we had received this information in November 2017. The Association attempted to correct this presumption by sending an email to Hope Marson at QLDC prior to the decision being released. Hope acknowledged receipt and undertook to pass the information on but no mention is made of it in the Chair's decision.
3. We acknowledge that the public notice of November 2017 was sent to [president@aopa.org.nz](mailto:president@aopa.org.nz) but for reasons unknown not received.
4. In the decision it is stated more than once that AOPA chose not to make submissions when zone proposals were notified. This is incorrect, for the reasons above we were unaware of the need to, it was not a matter of choice.
5. The Association and several local members did make submissions in 2015 relating to the District Rural Zone which we understood included the Wakatipu Basin. The Rural proposals were at that stage well signaled with a general fact sheet, an Informal Airports fact sheet and a comprehensive S32 report. The volume of information, relating to Informal Airports, produced by Council at that time, followed by the hearing process, probably created the expectation that any change, requiring a new submission relating to the basin, would be well and specifically advised, especially to those who had already submitted. We note that the public notice referred to mainly subdivision issues and the memorandum while purporting to identify persons who had submitted on stage one and would need to now submit on stage two, made no reference to any Informal Airports submitters. Our point is that even if we had received the notice and memorandum in 2017 we would probably not have realized that it required further submissions on Informal Airports.
6. Our view, as expressed above, is reinforced by the fact that some individual local members, including Mr Jules Tapper now acknowledge receiving the notice in November 2017 but dismissed it as being irrelevant to Informal Airports. Our members are reasonably intelligent people; we think the notice was very obscure, particularly when compared to the stage one notification.
7. We don't accept the finding in the Chair's decision that the S32 report relating to the Basin Zone adequately dealt with Informal Airports. The reason we raise this is twofold. Firstly, a proper S32 report for Informal Airports, as was prepared for stage one, would probably alerted us directly or via association members of the changes and the need to submit. Secondly, it would have allowed us to consider the matter instead of submitting blind.



The Ministry for the Environment has produced a comprehensive guide to S32 reports taking into account changes as a result of the Resource Legislation Amendment Act 2017.

Part of that guide says:

## 2.2 The value of section 32 to the planning process

S32 helps planners to demonstrate that:

objectives, policies and methods of proposed RMA planning documents have been well tested against the purpose of the RMA

the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.

Plans that are developed using sound evidence and rigorous policy analysis lead to more robust, enduring provisions, and can mean issues are resolved early on in plan-making, reducing opposition during hearings or at appeal.

S32 evaluations aim to transparently communicate the thinking behind RMA proposals to the community and decision-makers. They tell the 'story' of what is proposed and the reasoning behind it. Three Decision-makers then have clearly communicated, sound policy analysis on which to base their decisions about resource management issues.

The s32 evaluation also provides a record for future reference of the process, including the methods, technical studies, and consultation that underpin the plan change / policy process, including the assumptions and risks.

8. We don't think that one sentence satisfies this objective.

9. In our view the Strike Out decision follows a rigid "press ahead at all costs" philosophy and takes a very legalistic approach. While the RMA may have moved this way we suggest that this was never the intention and for Council to prevent the Association and our local members from having a say on a matter of extreme interest to us in the proposed district plan, particularly when we thought we had done so, cannot be considered good practice.

10. We ask that the Strike Out decision be reversed.

Vance Boyd

On behalf of Aircraft Owners and Pilots Association (NZ) Inc



pp R J Tapper

dated 19 October 2018