

Entire Plan

Submitter Number: 9 **Submitter:** Terry Drayton
Contact Name: **Email:** namastewanaka@slingshot.co.nz
Address: 69 Studholme rd, Wanaka, New Zealand, 9382

Point Number 9.9 **Provision:** 10-Entire Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission To ban the use of chemical control in Lake Wanaka and introduce an environmentally sustainable approach.

Submitter Number: 38 **Submitter:** Stewart Mahon
Contact Name: **Email:** stewartmahon@gmail.com
Address: PO Box 881, Queenstown, Queenstown, New Zealand, 9300

Point Number 38.1 **Provision:** 10-Entire Plan

Position: Support

Summary of Submission Supports the provisions.

Submitter Number: 124 **Submitter:** Bruce & Alison Hebbard
Contact Name: **Email:** hebbard@xtra.co.nz
Address: PO Box 1 , Albert town, Wanaka, New Zealand, 9344

Point Number 124.1 **Provision:** 10-Entire Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Supports the concept of a simplified district plan, but concerned that an important rule of the operative district plan has been dropped, therefore submitter wishes to make a further submission or be heard at a later date if necessary.

Submitter Number: 145 **Submitter:** Upper Clutha Environmental Society (Inc)

Contact Name: Julian Haworth **Email:** uces@xtra.co.nz

Address: 245 Hawea Back Road, Wanaka, New Zealand, 9382

Point Number 145.6 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission The rural provisions of the Operative District Plan, meaning all of Parts 4, 5 and 15 that relate to subdivision and/or development in rural areas and any other part or provision in the Operative District Plan that relates to or has any bearing whatsoever on subdivision and/or development in the rural areas, are retained in their exact current form except where set out in the submission.

Point Number 145.22 **Provision:** 10-Entire Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission The name of the Outstanding Natural Landscape (Wakatipu Basin) landscape category is changed to Outstanding Natural Landscape.

It seeks that all of the provisions in the Operative District Plan that apply or in any way relate to Outstanding Natural Landscape (Wakatipu Basin), meaning the objectives, policies, assessment matters and rules and any other matters, are retained in the District Plan in the exact same form as in the Operative District Plan and that these provisions are applied to the new single Outstanding Natural Landscape category throughout the District.

Point Number 145.23 **Provision:** 10-Entire Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission That all provisions relating to the Open Space Zone-Landscape Protection are retained in the District Plan in the exact same form as they appear in Part 20 of the Operative District Plan and

in the exact same form as Open Space Zone-Landscape Protection areas are delineated on maps in the Operative District Plan.

Point Number 145.24 **Provision:** 10-Entire Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission The Society seeks that the structure contained in the Operative District Plan is rolled-over and that the Strategic Direction chapter is deleted.

Some provisions of the Strategic Direction chapter may have utility when placed in other parts of the District Plan-see other Society submissions.

Point Number 145.28 **Provision:** 10-Entire Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission The Society seeks that all of the provisions in the Operative District Plan relating to subdivision and/or development in rural areas are rolled-over in the exact form that they appear in the Operative District Plan but with amendments that are sought in other submissions made by the Society at this time.

The rural area amendments sought by the Society are detailed in other submissions.

The Society seeks that Council carries out an analysis of the economic impact of tourism to the District in relation to other activities (such as farming) that take place in the District.

Point Number 145.31 **Provision:** 10-Entire Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission The rural provisions of the Operative District Plan, meaning all of Parts 4, 5 and 15 that relate to subdivision and/or development in rural areas and any other part or provision in the Operative District Plan that relates to or has any bearing whatsoever on subdivision and/or development in the rural areas, are retained in their exact current form except for the following:

- A. Delete the Outstanding Natural Landscape (District Wide) landscape category and all objectives, policies assessment matters, rules and any other references to this in the Operative District Plan.
- B. Change the name of the Outstanding Natural Landscape (Wakatipu Basin) landscape category to Outstanding Natural Landscape. Retain in the Plan all of the objectives, policies, assessment matters and rules in the Operative District Plan that apply or in any way relate to Outstanding Natural Landscape (Wakatipu Basin) in the exact same form as in the Operative District Plan (with exception of F and G below) but apply these to the new Outstanding Natural Landscape category. This category is to apply district-wide. Make any other changes necessary for the plan to be consistent with this or contingent on this. (See separate submission).
- C. Delete the Other Rural Landscape landscape category. Delete the Visual Amenity Landscape landscape category. Replace these two with a new Rural Landscape Category (RLC). Retain all of the objectives, policies, assessment matters, rules and any other references to the Visual Amenity Landscape landscape category in the exact same form as in the Operative District Plan (with the exception F, G, H and I

below). Apply all of these Visual Amenity Landscape objectives and policies, assessment matters and rules to the new RLC landscape category.

- D. Delete the Part 3 Sustainable Management chapter in the Operative District Plan and replace it with the new “Part 1.1 Purpose” as proposed in the Proposed District Plan.
- E. Include Urban Growth Boundaries, per Part 6.3.1.7 of the Proposed District Plan, designed to minimise adverse effects of urban development on rural landscape integrity and values. The Society seeks that this policy is incorporated into or replaces the Operative District Plan Policy 4.2.5.7-Urban Edges. (See separate submission).
- F. Amalgamate Other Factors and Positive Effects into one single assessment matter section that applies to all 3 proposed landscape categories.
- G. Delete all text in Parts 4 and 5 of the Operative District Plan relating to “Explanation and Principal Reasons for Adoption” and “Implementation Methods” providing the deletion of such text has no bearing on the outcome sought in A-F above.
- H. Change the cumulative effects assessment matter to a test. The Society seeks that the Operative District Plan assessment matter 5.4.2.2.3. (d) is changed such that the words “the following matters shall be taken into account” are replaced by the words “the Council shall be satisfied that the following matters have been complied with:”. (See separate submission).
- I. Add to the Operative District Plan RLC assessment matters a clustering design and density assessment matter and a spatial development tool based on the existing 500m and 1.1km assessment matter where it is stated that this pattern of development is the desired landscape outcome to control the adverse and cumulative effects of subdivision and residential development within RLC. (See separate submission).
- J. Change policy 5.2.1.5 in the Operative District Plan to make more explicit the primacy of landscape outcomes in light of the Glentarn decision (see separate submission).
- K. Make any and all consequential amendments to the Plan consistent with A-J.
- L. The Society’s position is not limited in scope by A-J in that other minor amendments may be useful such as:
 - Include additional activity definitions that will have a minor bearing on A-J such as the proposed definition for Rural Industrial Activities
 - Any other changes that are minor and/or inconsequential such as renaming, reordering and renumbering parts of the District Plan

Point Number	145.34	Provision:	10-Entire Plan
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The society seeks that all provisions relating to the Open Space Zone - Landscape Protection are retained in the District Plan in the exact same form as they appear in Part 20 of the Operative District Plan and in the exact same form as the Open Space Zone-Landscape Protection areas are delineated on maps in the Operative District Plan.		

Submitter Number: 179 **Submitter:** Vodafone NZ
Contact Name: Colin Clune **Email:** matthew@incite.co.nz
Address: Vodafone New Zealand Limited, C/- Incite. PO Box 25-289, Christchurch, New Zealand, 8144

Point Number 179.1 **Provision:** 10-Entire Plan
Position: Oppose
Summary of Submission Amend objectives, policies and rules to better support th eprovision of infrastructure.

Point Number 179.2 **Provision:** 10-Entire Plan
Position: Oppose
Summary of Submission Amend objectives to record outcomes or end points, rather than processes.

Submitter Number: 183 **Submitter:** James & Jeanette Cullen
Contact Name: **Email:** jj.cullen@xtra.co.nz
Address: 38 Stewart Street, Frankton, Queenstown, New Zealand, 9300

Point Number 183.1 **Provision:** 10-Entire Plan
Position: Other - Please clearly indicate your position in your submission below
Summary of Submission That any development in the Lakes District adhere to principles that keep Old Frankton unique.

Submitter Number: 191 **Submitter:** Spark Trading NZ Limited
Contact Name: Matthew McCallum Clark **Email:** matthew@incite.co.nz

Address: PO Box 25-289, Christchurch, 8144, 8144

Point Number 191.1 **Provision:** 10-Entire Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend objectives, policies and rules to better support the provision of infrastructure.

Submitter Number: 208 **Submitter:** Pounamu Body Corporate Committee

Contact Name: Rebecca Wolt **Email:** rebecca.wolt@laneneave.co.nz

Address: PO Box 701, Queenstown, New Zealand, 9384

Point Number 208.1 **Provision:** 10-Entire Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission The Body Corporate supports some aspects of the proposed plan, however for the most part opposes the proposed plan, in particular the proposed High Density Zone provisions.

The Body Corporate seeks the following decision from the Council:

(a) That the amendments to the High Density Residential Zone contained in the Proposed Plan be disallowed, and the Operative Zone provisions be retained, or equivalent provisions included in the Proposed Plan (i.e. status quo), including retention of the urban design panel and associated urban design considerations; and

(b) That the amendments to the Low Density Residential Zone contained in the Proposed Plan in relation to the removal of the Operative Plan rule 7.5.5.2(xix) relating to Height and Elevation Restrictions along Frankton Road, be disallowed, and the Operative Zone provision be retained, or equivalent provisions included in the Proposed Plan (i.e. status quo); and

(c) That amendments be made to the Strategic Direction provisions to manage the form of urban development within UGBs by ensuring developments continue to be of a high quality and that adverse effects of development on nearby properties are appropriately avoided, remedied or mitigated; and

(d) That amendments be made to the Urban Boundary provisions to ensure adverse effects of development are appropriately avoided, remedied or mitigated; and

(e) That amendments be made to the Subdivision provisions to ensure lot sizes are appropriate and comprehensive design is undertaken; or

(f) That the relief in (a) - (e) above be allowed in relation to Lot 5 and the Pounamu Apartments

site only (i.e. status quo for Lot 5 and Pounamu Apartments site); or

(g) That the Proposed Plan include a requirement (for example, by way of a Structure Plan with associated rules or the creation of a Special Zone, or similar) that Lot 5 be developed in a manner that has regard to and is integrated with development on the

Pounamu Apartments site, to address the concerns of the Body Corporate outlined in this submission; or

(h) That the Proposed Plan be amended in the manner set out in the attached table (**Annexure A**); or

(i) That the Proposed Plan be amended in a similar or such other way as may be appropriate to address the matters raised in the Body Corporate's submission; and

(j) any consequential decisions required to address the matters raised in the Body Corporate's submission.

Submitter Number:	243	Submitter:	Christine Byrch
Contact Name:		Email:	chrisbyrch@hotmail.com
Address:	PO Box 858, Queenstown, New Zealand, 9348		

Point Number	243.1	Provision:	10-Entire Plan
Position:	Oppose		

Summary of Submission

Submitter Number:	249	Submitter:	Willowridge Developments Limited
Contact Name:	Alison Devlin	Email:	alison@willowridge.co.nz
Address:	PO Box 170, Dunedin, New Zealand, 9054		

Point Number	249.1	Provision:	10-Entire Plan
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Position: Oppose

Summary of Submission Opposes the Proposed District Plan.

The entire District Plan review should be put on hold or rejected until such a time as the remaining chapters are included in the review.

Submitter Number: 271 **Submitter:** Board of Airline Representatives of New Zealand (BARNZ)

Contact Name: John Beckett **Email:** john@barnz.org.nz

Address: Level 12, 120 Albert Street, PO Box 2779, Auckland, New Zealand, 1140

Point Number 271.1 **Provision:** 10-Entire Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Contains inadequate protection for the Queenstown airport, as a regionally significant piece of infrastructure, from the risks of reverse sensitivity. There are four key changes requested by BARNZ to strengthen the protection of Queenstown Airport from reverse sensitivity:

- The addition of specific protection of regionally significant infrastructure from reverse sensitivity in the economic objectives and policies contained in the Strategic Directions chapter
- The strengthening of the objectives and associated policies in the Urban Development chapter limiting urban development to areas which will not create reverse sensitivities or otherwise detrimentally impact on regionally significant infrastructure
- Maintaining the current maximum site density of new development in the Outer Control Boundary at one dwelling per 450m². (as per the operative plan)
- Maintaining the current minimum allotment size of 600m² within the Low Density Residential Zone and the OCB (as per the operative plan).

Submitter Number: 289 **Submitter:** A Brown

Contact Name: **Email:** brown.hawea@actrix.co.nz

Address: 83 Timaru creek Road, RD 2, Wanaka, New Zealand, 9382

Point Number	289.21	Provision:	10-Entire Plan
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Any other subsequent changes required to give relief to the matters and the relief sought in the submission.		

Submitter Number:	295	Submitter:	John Coe
Contact Name:		Email:	jlcoe@xtra.co.nz
Address:	30 Golf Course Road, Wanaka, New Zealand, 9305		

Point Number	295.1	Provision:	10-Entire Plan
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	<p>Supports the Upper Clutha Environmental Society's Summary and requests that Council implement its submission which seeks the following:</p> <ul style="list-style-type: none">• That all of Parts 4, 5 and 15 that relate to subdivision and or development in rural areas are retained in their exact current form except for the following:• Delete the Outstanding Natural Landscape landscape category and all provisions relating to it in the Operative District Plan.• Change the name of the Outstanding Natural Landscape (Wakatipu Basin) landscape category to Outstanding Natural Landscape and retain in the Operative District Plan apply all of the existing provisions to the new category. This category is to apply district wide.• Delete the Other rural Landscape category. Delete the Visual Amenity Landscape category. Replace these with a new Rural Landscape Category. Retain all of the provisions for the Visual Amenity Landscape and apply to the new category• Delete Part 3: Sustainable Management in the Operative District Plan and replace with the new Part 1.1 Purpose in the Proposed District Plan.• Include the Urban Growth Boundaries of the Proposed District Plan into the Operative District Plan replacing policy 4.2.5.7 - Urban Edges.• Amalgamate Other Factors and Positive Effects into one section that applies to all three proposed landscape categories.• Delete all text in Parts 4 and 5 of the Operative District Plan relating to 'Explanation and Principal Reasons for Adoption' and 'Implementation Methods'.• Change the cumulative effects assessment matter (5.4.2.2.3(d) in the Operative District Plan to a test.• Add assessment matters to the Operative District Plan for RLC which require clustering design and density assessment matter and a spatial development tool based on the existing 500m and 1.1km assessment matter.• Change policy 5.2.1.5 in the Operative District Plan to make more explicit the primacy of landscape outcomes (Glentarn decision).		

Submitter Number: 296 **Submitter:** Royal New Zealand Aero Club
Inc/Flying NZ
Contact Name: Karen Groome **Email:** execsec@flyingnz.co.nz
Address: P O Box 2220, Taupo, New Zealand, 3330

Point Number 296.3 **Provision:** 10-Entire Plan
Position: Other - Please clearly indicate your position in your submission below
Summary of Submission Extend the protection afforded to Wanaka and Queenstown airports to include Glenorchy and Makarora and to other future CAA recognised public use airfields;

Submitter Number: 361 **Submitter:** Grant Hylton Hensman, Sharyn
Hensman & Bruce Herbert
Robertson, Scope Resources Ltd,
Granty Hylton Hensman & Noel
Thomas van Wichen, Trojan
Holdings Ltd
Contact Name: Jayne Macdonald **Email:** jmacdonald@mactodd.co.nz
Address: PO Box 653 , Queenstown, Queenstown, New Zealand, 9348

Point Number 361.2 **Provision:** 10-Entire Plan
Position: Other - Please clearly indicate your position in your submission below
Summary of Submission Amend Chapter 11 of the operative district plan Business Zones, objectives, policies and rules to include the Industrial B Coneburn zone.

Point Number	361.4	Provision:	10-Entire Plan
Position:	Oppose		
Summary of Submission	The Plan Review should be withdrawn and re-notified for consideration once a complete and thorough document has been prepared. The submitter considers the omission of a complete Section 32 Analysis is a fundamental flaw in the plan review documentation, and that the Council cannot continue to process the Plan Review in the absence of this information.		

Submitter Number:	381	Submitter:	Loosend Paddock Ltd
Contact Name:	Dougal McPherson	Email:	dougal_mcpherson@me.com
Address:	PO Box 258, Arrowtown, 9351		

Point Number	381.1	Provision:	10-Entire Plan
Position:	Oppose		
Summary of Submission	<ul style="list-style-type: none"> a. It does not promote the sustainable management of resources b. It does not meet section 32 of the act c. It is not consistent with part 2 of the act d. It does not represent integrated management or sound resource management practice e. It does not meet the reasonably foreseeable needs of future generations f. It does not implement the most appropriate standards, rules or methods for achieving the objectives set out in the proposed district plan. 		

Submitter Number:	400	Submitter:	James Cooper
Contact Name:	Sam Buchan	Email:	sam@gtoddlaw.com
Address:	P O Box 124, Queenstown, New Zealand, 9300		

Point Number	400.5	Provision:	10-Entire Plan
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission

That the District Plan is made more "user friendly" for farming within the District.

Submitter Number: 410 **Submitter:** Alps Investment Limited

Contact Name: James Aoake **Email:** reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9300

Point Number 410.3 **Provision:** 10-Entire Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Seeks alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions (which relate to the High Density Zoning of the subject site (Secs 2 Pt 1 Blk XXXVII Queenstown)).

Submitter Number: 414 **Submitter:** Clark Fortune McDonald & Associates Ltd

Contact Name: Nick Geddes **Email:** ngeddes@cfma.co.nz

Address: PO Box 553, Queenstown, New Zealand, 9348

Point Number 414.1 **Provision:** 10-Entire Plan

Position: Oppose

Summary of Submission Opposes the proposed district plan generally and in particular seeks:

- That it be withdrawn and re-notified with the transport Chapter to the District Plan; and
- That the Urban Growth Chapter of the Plan Review be withdrawn and re-notified once a complete S 32 analysis has been undertaken
- That the Subdivision Chapter (27) of the Plan Review be withdrawn and re-notified once a complete S 32 analysis has been undertaken

Submitter Number: 421 **Submitter:** Two Degrees Mobile Limited
Contact Name: Robert Monro **Email:** robert.monro@2degreesmobile.co.nz
Address: PO Box 8540, Riccarton, Christchurch, New Zealand, 8440

Point Number 421.1 **Provision:** 10-Entire Plan

Position: Oppose

Summary of Submission Amend objectives, policies and rules to better support the provision of infrastructure.
Requests that the proposed plan objectives are amended to record outcomes or end points rather than processes.

Submitter Number: 438 **Submitter:** New Zealand Fire Service
Contact Name: Alice Burnett **Email:** alice.burnett@beca.com
Address: PO Box 13960, Armagh, Christchurch, 8141

Point Number 438.1 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission

Requests that Council amend the proposed Plan to adequately recognise and provide for the operational requirements of the Commission and the associated infrastructure in a way that enables the safety and wellbeing of Queenstown as set out in this submission and specifically set out in Attachment 1.

The core areas of the Proposed Plan which the Commission requests amendments to are:

- The NZFS Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 (Code of Practice) should be included within the District Plan to ensure that an adequate water supply is available if there is a fire attended by NZFS;
- Certain standards proposed may restrict the NZFS towers which it requires at fire stations. The NZFS towers should be exempt from the standards; Emergency services should be expressly enabled and provided for throughout the urban environment including in residential areas;
- The efficient operation of emergency services within the district should be added as a strategic

direction; and
- fire stations should be exempt from gross floor area and hard standing area standards, as the specific operational requirements of fire stations means that they will not be able to meet these standards.

Submitter Number:	580	Submitter:	Contact Energy Limited
Contact Name:	Daniel Druce	Email:	Daniel.Druce@contactenergy.co.nz
Address:	PO Box 25, Clyde, New Zealand, 9341		

Point Number	580.1	Provision:	10-Entire Plan
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Retain the provisions, except to the extent that specific changes are made in accordance with the relief sought by Contact in the balance of this submission and any further submission that contact may make.		

Submitter Number:	592	Submitter:	Wanaka Kiwi Holiday Park & Motels Ltd
Contact Name:	Ian Greaves	Email:	ian@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	592.1	Provision:	10-Entire Plan
Position:	Not Stated		
Summary of Submission	The relief sought relate entirely to visitor accommodation. These provisions have been withdrawn.		

Submitter Number:	600	Submitter:	Federated Farmers of New
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Zealand

Contact Name: David Cooper **Email:** dcooper@fedfarm.org.nz

Address: PO Box 5242, Dunedin, New Zealand, 9058

Point Number 600.1 **Provision:** 10-Entire Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Council review the use of the words 'avoid', 'prevent' or 'require' within the RPS in light of King Salmon and the implications for the region's resource use.

Point Number 600.2 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission Adopt the plan with specific changes sought in our submission

Submitter Number: 607 **Submitter:** Te Anau Developments Limited

Contact Name: James Aoake **Email:** reception@jea.co.nz

Address: PO Box 95 , Queensown, New Zealand, 9348

Point Number 607.1 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

Point Number 607.2 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission That all provisions not amended in response to this submission be retained as notified unless it duplicates another provision in which case it should be deleted.

Point Number 607.3 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission Delete provisions where they duplicate or repeat other provisions.

Point Number 607.4 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission Delete all provisions which require “a report from an appropriately qualified and experienced”, or amend provisions to clarify precisely what “appropriately qualified and experienced” entails.

Point Number 607.9 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission Amend rules as required to ensure:
(i) Tourism activities outside or not affected by a value protected by s6 of the RMA are enabled via the permitted, controlled, or restricted discretionary activity status;
(ii) Tourism activities within or affected by a value protected by section 6 of the RMA are provided for as a restricted discretionary or discretionary activity;
(iii) Tourism activities are not classified as a non-complying or prohibited activity.

Submitter Number: 615 **Submitter:** Cardrona Alpine Resort Limited

Contact Name: James Aoake **Email:** reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 615.1 **Provision:** 10-Entire Plan

Position: Oppose

Summary of Submission Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

Point Number 615.2 **Provision:** 10-Entire Plan

Position: Oppose

Summary of Submission That all provisions not amended in response to this submission be retained as notified unless it duplicates another provision in which case it should be deleted.

Point Number 615.3 **Provision:** 10-Entire Plan

Position: Oppose

Summary of Submission Delete provisions where they duplicate or repeat other provisions.

Point Number 615.4 **Provision:** 10-Entire Plan

Position: Oppose

Summary of Submission Delete all provisions which require “a report from an appropriately qualified and experienced”, or amend provisions to clarify precisely what “appropriately qualified and experienced” entails.

Point Number 615.9 **Provision:** 10-Entire Plan

Position: Oppose

Summary of Submission Amend rules as required to ensure:
(i) Tourism activities outside or not affected by a value protected by s6 of the RMA are enabled via the permitted, controlled, or restricted discretionary activity status;
(ii) Tourism activities within or affected by a value protected by section 6 of the RMA are provided for as a restricted discretionary or discretionary activity;
(iii) Tourism activities are not classified as a non-complying or prohibited activity.

Point Number 615.54 **Provision:** 10-Entire Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Rename the Cardrona Ski Area Sub-Zone “Cardrona Alpine Resort Area” and include reference to “Cardrona Alpine Resort Area”

alongside all references to “Ski Area Sub-Zone(s)” otherwise intended to apply to the “Cardrona Ski Area Sub-Zone” (e.g. landscape

provisions 6.3.8.3, 6.4.1.3).

Submitter Number: 621 **Submitter:** Real Journeys Limited

Contact Name: James Aoake **Email:** reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 621.1 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

Point Number 621.2 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission That all provisions not amended in response to this submission be retained as notified unless it duplicates another provision in which case it should be deleted.

Point Number 621.3 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission Delete provisions where they duplicate or repeat other provisions.

Point Number 621.4 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission Delete all provisions which require "*a report from an appropriately qualified and experienced*", or amend provisions to clarify precisely what "appropriately qualified and experienced" entails.

Point Number 621.9 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission

Amend rules as required to ensure:

(i) tourism activities outside or not affected by a value protected by s6 of the RMA are enabled via the permitted,

controlled, or restricted discretionary activity status;

(ii) tourism activities within or affected by a value protected by section 6 of the RMA are provided for as a restricted

discretionary or discretionary activity;

(iii) tourism activities are not classified as a non-complying or prohibited activity.

Submitter Number:

624

Submitter:

D & M Columb

Contact Name:**Email:**

reception@jea.co.nz

Address:

PO Box 95, Queenstown, New Zealand, 9348

Point Number

624.1

Provision:

10-Entire Plan

Position:

Not Stated

Summary of Submission

Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or

the provisions referred to by these submissions.

Point Number

624.2

Provision:

10-Entire Plan

Position:

Not Stated

Summary of Submission

That all provisions not amended in response to this submission be retained as notified unless it duplicates another provision in

which case it should be deleted.

Point Number

624.3

Provision:

10-Entire Plan

Position:

Not Stated

Summary of Submission

Delete all provisions which require *"a report from an appropriately qualified and experienced"*, or

amend provisions to clarify

precisely what “appropriately qualified and experienced” entails.

Point Number 624.9 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission

Amend rules as required to ensure:

(i) tourism activities outside or not affected by a value protected by s6 of the RMA are enabled via the permitted,

controlled, or restricted discretionary activity status;

(ii) tourism activities within or affected by a value protected by section 6 of the RMA are provided for as a restricted

discretionary or discretionary activity;

(iii) tourism activities are not classified as a non-complying or prohibited activity.

Submitter Number: 627 **Submitter:** HW Holdings Ltd

Contact Name: James Aoake **Email:** reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 627.1 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission

Alternative, amended, or such other relief deemed more consistent

with or better able to give effect to these submissions or the

provisions referred to by these submissions.

Submitter Number: 632 **Submitter:** RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks

Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
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Point Number	632.1	Provision:	10-Entire Plan
Position:	Not Stated		
Summary of Submission	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.		
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Submitter Number:	641	Submitter:	Aws Trustees No 31 Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
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Point Number	641.3	Provision:	10-Entire Plan
Position:	Not Stated		
Summary of Submission	Requests alternative, amended, or such other relief deemed more consistent with or better able to give effect to the submissions or the provisions referred to by these submissions.		
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Submitter Number:	643	Submitter:	Crown Range Enterprises
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
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Point Number	643.1	Provision:	10-Entire Plan
Position:	Not Stated		
Summary of Submission	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.		
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Submitter Number: 660 **Submitter:** Andrew Fairfax
Contact Name: **Email:** reception@jea.co.nz
Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 660.1 **Provision:** 10-Entire Plan
Position: Oppose
Summary of Submission Alternative, amended, or such other relief deemed more
consistent with or better able to give effect to these
submissions or the provisions referred to by these submissions.

Submitter Number: 662 **Submitter:** I and P Macauley
Contact Name: **Email:** reception@jea.co.nz
Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 662.1 **Provision:** 10-Entire Plan
Position: Oppose
Summary of Submission Alternative, amended, or such other relief deemed more
consistent with or better able to give effect to these
submissions or the provisions referred to by these submissions.

Submitter Number: 663 **Submitter:** IHG Queenstown Ltd and Carter Queenstown Ltd
Contact Name: James Aoake **Email:** reception@jea.co.nz
Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 663.1 **Provision:** 10-Entire Plan

Position: Oppose

Summary of Submission Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

Submitter Number: 667 **Submitter:** Cedric Hockey
Contact Name: **Email:** reception@jea.co.nz
Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 667.1 **Provision:** 10-Entire Plan

Position: Oppose

Summary of Submission Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

Submitter Number: 669 **Submitter:** Cook Adam Trustees Limited, C & M Burgess
Contact Name: C & M Burgess **Email:** reception@jea.co.nz
Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number	669.1	Provision:	10-Entire Plan
Position:	Oppose		
Summary of Submission	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.		
Point Number	669.2	Provision:	10-Entire Plan
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Retain all provisions in the plan not otherwise submitted upon in this submission as notified unless they duplicate other provisions in which case they should be deleted.		

Submitter Number:	670	Submitter:	Lynette Joy Hamilton
Contact Name:		Email:	info@epkerew.com
Address:	30 B Loop Road, Kelvin Heights, Queenstown, New Zealand, 9348		
Point Number	670.1	Provision:	10-Entire Plan
Position:	Oppose		
Summary of Submission	<p>The submitter opposes the Proposed District Plan for the following reasons;</p> <p>It does not accord with, or assist the territorial authority to carry out its functions to achieve, the purpose of the Resource Management Act 1991 (the Act);</p> <ul style="list-style-type: none">i. It does not promote the sustainable management of resources;ii. It does not meet section 32 of the Act;iii. It is not consistent with Part II of Act;iv. It does not represent integrated management or sound resource management practice;v. It does not meet the reasonably foreseeable needs of future generations;vi. It does not implement the most appropriate standards, rules or methods for achieving the objectives set out in the Proposed District Plan.		

Submitter Number:	677	Submitter:	Amrta Land Ltd
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Contact Name: James Aoake **Email:** reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 677.5 **Provision:** 10-Entire Plan

Position: Oppose

Summary of Submission All Rules in the plan
Amend rules as required to ensure:
(i) tourism activities outside or not affected by a value protected by s6 of the RMA are enabled via the permitted, controlled, or restricted discretionary activity status;
(ii) tourism activities within or affected by a value protected by section 6 of the RMA are provided for as a restricted discretionary or discretionary activity;
(iii) tourism activities are not classified as a non-complying or prohibited activity.

Submitter Number: 681 **Submitter:** Gerard Auckram

Contact Name: **Email:** reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 681.1 **Provision:** 10-Entire Plan

Position: Oppose

Summary of Submission Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

Submitter Number: 686 **Submitter:** Garth Makowski

Contact Name: **Email:** reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number	686.1	Provision:	10-Entire Plan
Position:	Oppose		
Summary of Submission	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.		

Submitter Number:	687	Submitter:	Lynden Cleugh
Contact Name:		Email:	cleugh.glendene@xtra.co.nz
Address:	PO Box 196, Wanaka, New Zealand, 9343		

Point Number	687.1	Provision:	10-Entire Plan
Position:	Support		
Summary of Submission	I generally support the approach of the District Plan Review which is to become more enabling to development in the area.		

Submitter Number:	688	Submitter:	Justin Crane and Kirsty Mactaggart
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	688.1	Provision:	10-Entire Plan
Position:	Oppose		
Summary of Submission	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.		

Submitter Number: 689 **Submitter:** Kingston Lifestyle Family Trust
Contact Name: Brett Giddens **Email:** brett@townplanning.co.nz
Address: PO Box 2559, Queenstown, New Zealand, 9349

Point Number 689.3 **Provision:** 10-Entire Plan
Position: Oppose

Summary of Submission Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission (submission 689).

Submitter Number: 691 **Submitter:** Aaron and Rebecca Moody
Contact Name: **Email:** reception@jea.co.nz
Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 691.4 **Provision:** 10-Entire Plan
Position: Not Stated

Summary of Submission Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

Submitter Number: 694 **Submitter:** Glentui Heights Ltd
Contact Name: James Aoake **Email:** reception@jea.co.nz
Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number	694.1	Provision:	10-Entire Plan
Position:	Oppose		
Summary of Submission	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.		

Submitter Number:	696	Submitter:	Millbrook Country Club Ltd
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	696.40	Provision:	10-Entire Plan
Position:	Not Stated		
Summary of Submission	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions (submission 696).		

Submitter Number:	698	Submitter:	Spence Farms Ltd
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	698.1	Provision:	10-Entire Plan
Position:	Not Stated		
Summary of Submission	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions (submission 698).		

Submitter Number: 715 **Submitter:** Jardine Family Trust and Remarkables Station Limited
Contact Name: Phil Page **Email:** phil.page@gallawaycookallan.co.nz
Address: PO Box 143 , Dunedin, New Zealand, 9054

Point Number 715.1 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission The submitter opposes the Proposed District Plan for the following reasons;
It does not accord with, or assist the territorial authority to carry out its functions to achieve, the purpose of the Resource Management Act 1991 (the Act);
i. It does not promote the sustainable management of resources;
ii. It does not meet section 32 of the Act;
iii. It does not consistent with Part II of Act;
iv. It does not represent integrated management or sound resource management practice;
v. It does not meet the reasonably foreseeable needs of future generations;
vi. It does not implement the most appropriate standards, rules or methods for achieving the objectives set out in the Proposed District Plan.

Submitter Number: 716 **Submitter:** Ngai Tahu Tourism Ltd
Contact Name: James Aoake **Email:** reception@jea.co.nz
Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 716.7 **Provision:** 10-Entire Plan

Position: Not Stated

Summary of Submission Amend rules as required to ensure:
(i) tourism activities outside or not affected by a value protected by s6 of the RMA are enabled via the permitted, controlled, or restricted discretionary activity status;
(ii) tourism activities within or affected by a value protected by section 6 of the RMA are provided for as a restricted discretionary or discretionary activity;
(iii) tourism activities are not classified as a non-complying or prohibited activity.

Submitter Number: 717 **Submitter:** The Jandel Trust
Contact Name: Brett Giddens **Email:** brett@townplanning.co.nz
Address: PO Box 2559, Queenstown, New Zealand, 9349

Point Number 717.2 **Provision:** 10-Entire Plan
Position: Not Stated

Summary of Submission Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission.

Submitter Number: 746 **Submitter:** Bunnings Limited
Contact Name: Matt Norwell **Email:**
Address: PO Box 1986, Shortland Street, Auckland, New Zealand, 1140

Point Number 746.8 **Provision:** 10-Entire Plan
Position: Not Stated

Summary of Submission All consequential or alternative relief to give effect to the specific amendments noted in this submission is also sought.

Submitter Number: 776 **Submitter:** Hawthenden Limited
Contact Name: Scott Edgar **Email:** scott@southernland.co.nz
Address: PO Box 713, Wanaka, New Zealand, 9343

Point Number 776.5 **Provision:** 10-Entire Plan

Position: Support

Summary of Submission

Hawthenden Limited supports the provisions of the Proposed District Plan which acknowledge the role that farming plays in the management of the District's landscapes and the contribution that farming makes to the District's economy.

That the provisions which seek to enable farming activities and recognise the potential of farm diversification are made operative.

Submitter Number: 780

Submitter: Rogers Francis Monk

Contact Name:

Email: brett@townplanning.co.nz

Address: PO Box 2559, Queenstown, New Zealand, 9349

Point Number 780.1

Provision: 10-Entire Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

In relation to aircraft and airport activities the following amendments are made:

Provision is made in the Proposed Plan to recognise existing uses.

For new informal airports, the restriction on movements to be amended to 10 in any calendar week.

The setback on new alighting areas be 100 metres for the fixed wing and 100 metres for rotary wing aircraft.

Submitter Number: 781

Submitter: Chorus New Zealand Limited

Contact Name: Matthew McCallum-Clark

Email: matthew@incite.co.nz

Address: P O Box 25-289, Christchurch, New Zealand, 8144

Point Number	781.1	Provision:	10-Entire Plan
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Position:	Oppose
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Summary of Submission	Amend objectives, policies and rules to better support the provision of infrastructure.
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Point Number	781.2	Provision:	10-Entire Plan
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Position:	Oppose
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Summary of Submission	Amend objectives to record outcomes.
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Submitter Number:	807	Submitter:	Remarkables Park Limited
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Contact Name:	Jenny Carter	Email:	j.carter@remarkablespark.com
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Address:	PO Box 1075, Queenstown, New Zealand, 9348
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Point Number	807.8	Provision:	10-Entire Plan
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Position:	Support
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Summary of Submission	RPL supports the exclusion of the RPZ from the PDP. RPL requests that the PDP is amended to clarify this exclusion.
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Submitter Number:	811	Submitter:	Marc Scaife
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Contact Name:		Email:	marcscaife@xtra.co.nz
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Address:	PO Box 858, Queenstown, New Zealand, 9348
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Point Number	811.14	Provision:	10-Entire Plan
Position:	Not Stated		
Summary of Submission	<p>Submits that in general the District Plan, both in its present form and as proposed, is inefficient in meeting the requirement of the RMA of allowing society to achieve its goals whilst preserving the environment. It does not have sufficiently firm and clear rules that regulate activities and set standards, and relies excessively on official's s discretion to arbitrarily regulate activities on a case by case basis.</p> <p>States there is a need to reduce the extent of discretionary decision-making by Council officials and independent commissioners.</p> <p>Requests greater extent of notification and limited notification of applications. The District plan should scrap all specific stipulations that preclude notification, and allow notification to be governed by criteria for notification dictated by the RMA.</p>		

Submitter Number:	836	Submitter:	Warwick Goldsmith
Contact Name:		Email:	warwick.goldsmith@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	836.14	Provision:	10-Entire Plan
Position:	Not Stated		
Summary of Submission	<p>Definitions - Capitalisation (General Point)</p> <p>Issue:</p> <p>(a) All of the definitions, and in fact the entire District Plan, should be reviewed so that either capital letters are used for defined terms everywhere or they are generally not used (except perhaps in headings). To point to only one of numerous examples, the definition of "Residential Activity" refers to "Community Housing" [with capitals] and then refers to "visitor accommodation" [without capitals].</p> <p>Relief Requested:</p> <p>(b) Review the entire District Plan to achieve consistent use of capitals when referring to defined terms (the preference being to minimise use of capitals, which is currently considered the better approach to drafting).</p>		

Point Number	836.23	Provision:	10-Entire Plan
Position:	Not Stated		

Summary of Submission

District Plan Default Consent Status - Non Complying

Issue:

(a) The Operative District Plan provides for permitted activity status as the 'default' consent status for any activity not otherwise classified as controlled, restricted discretionary, discretionary, non-complying or prohibited. That approach has worked very well for the last 20 years. No difficulties with that approach have been identified in the s32 Analysis carried out by the Council, whether generally or specifically. The Proposed District Plan makes a significant change to a 'default' consent activity status which is generally non-complying. That change in approach is not justified, and is contrary to the general enabling approach of the RMA.

Relief Requested:

(b) Amend the District Plan to maintain the Operative District Plan permitted activity 'default' consent status for any activity not otherwise specified or listed as having an identified consent status.

Point Number

836.26

Provision:

10-Entire Plan

Position:

Not Stated

Summary of Submission

See full Submission (836) for details:

"Further grounds for the submission points outlined above are that the section 32 evaluation does not establish that the provisions of the Proposed Plan addressed in this submission are most appropriate to achieve the purpose of the RMA, and the evaluation does not adequately assess alternative provisions, such as those proposed in this submission."

Submitter Number:

850

Submitter:

R & R Jones

Contact Name:

Nick Geddes

Email:

ngeddes@cfma.co.nz

Address:

PO Box 553, Queenstown, New Zealand, 9348

Point Number

850.2

Provision:

10-Entire Plan

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Section 32 Analysis Rural General Zone - The Plan Review should be withdrawn and re-notified for consideration once a complete Section 32 document has been prepared

Submitter Number: 854 **Submitter:** Slopehill Properties Limited

Contact Name: Ben Farrell **Email:** reception@jea.co.nz

Address: New Zealand, 0

Point Number 854.1 **Provision:** 10-Entire Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

Point Number 854.2 **Provision:** 10-Entire Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Retain all provisions not otherwise submitted upon in this submission as notified unless they duplicate other provisions in which case they should be deleted.

General DP Review

Submitter Number:	145	Submitter:	Upper Clutha Environmental Society (Inc)
Contact Name:	Julian Haworth	Email:	uces@xtra.co.nz
Address:	245 Hawea Back Road, Wanaka, New Zealand, 9382		

Point Number	145.26	Provision:	8-General DP Review Comments
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission The landscape, Rural and Gibbston Character Zone S.32 Landscape Evaluation Report be rewritten containing discussion of the costs and benefits associated with the option of residential subdivision and development becoming non-complying versus the option of it being discretionary, as required by S.32 of the Act and especially S.32(2).

The S.32 Landscape Evaluation Report, once rewritten, should then be publicly notified.

The 40 working day submission period should apply to the rural part of the Proposed District Plan from the date of re-notification of the rewritten S.32 Landscape Evaluation Report.

Submitter Number:	153	Submitter:	Christopher Horan
Contact Name:		Email:	horoy@xtra.co.nz
Address:	183 Capell Avenue, Lake Hawea, New Zealand, 9382		

Point Number	153.1	Provision:	8-General DP Review Comments
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

1. Intensive Housing: Agrees that intensive housing should become the norm
2. Affordable Housing: Advocates building block of Council flats for low-wage employees of the hospitality and tourism industry; to be paid for from the six hundred million dollars subsidy this government has spent on the tourist industry.
3. Acknowledging Maori occupation history: On the Wanaka side of the hill there is no recognition of Maori occupation before Europeans arrived. As well as reasons of respect and acknowledgement, signage about our history would be an experience for visitors.
4. Urban Design: All developers should be informed of local urban design values set out in the booklet available from Council, and that adherence to these values is a necessary conditions of building consent.
4. Outdoor Fitness Equipment: The development of outdoor equipment parks (or areas set aside in parks) is overdue.
5. Protecting night sky: Agrees this is excellent idea.

6. Banning wilding pines: Supports with appropriate oversight.

Submitter Number:	222	Submitter:	Louise & Alfred Bell
Contact Name:		Email:	bell.shagvalley@xtra.co.nz
Address:	15 Lake Hayes Road, RD 1, Queenstown, New Zealand, 9371		

Point Number	222.1	Provision:	8-General DP Review Comments
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Out of scope. Submission refers to speed limit on Lake Hayes-Arrowtown Road; and Rabbit control.		

Submitter Number:	225	Submitter:	Quenstin Smith
Contact Name:		Email:	qksmith@gmail.com
Address:	24 Allenby Place, Wanaka, New Zealand, 9305		

Point Number	225.1	Provision:	8-General DP Review Comments
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	General support. In general i support the proposed structure and general intent of the PDP with the exception of the following Section 8 Medium Density With regard to medium density more thought needs to be given in regard to design, location and mix of densities within the proposed MD zone. The inclusion of buffer zones, affordable housing styles, public open spaces and parking cannot be dealt with in isolation and MD zone should be accompanied by a structure plan resulting from proper design and investigation. For example can the roading structure of anderson road, aubrey road, kings drive and lakeside trce cope with the addition of desity of scurr heights (in the context of all future zoned developments such as kirimoko and northlakes. I support the idea of providing a range of housing types and densities but this needs more work of this location.		

Section 11 Large Lot Residential/ Section 22 Rural Residential

In general i support the concept of making residential building easier in the LLR/RR but oppose the creation of an additional zoning type. The RR zone should either be ammended to deal with the required outcomes or be replaced in its entirety by the LLR. The duplication of zones for comparable outcomes in not helpful and creates confusion for owners.

Section 13 Wanaka Town Centre

I Strongly Oppose the increase height limits in the Wanaka Town Centre. There are only a small number of existing buildings (4 i think) that come anywhere near the existing height limits for the wanaka town combined with the associated ammenity loss and extreme parking demand created by additional building allowances is a massive future problem for the wanaka town centre. I recommend expanding the towncentre and buffer zones further backwards to provide for demand needs for the future without going up. Regardless NO additional development of the town centre should be promoted through the DP untill such time as the council can provide appropriate parking for all demand and that all development is levied (based on floor area) a contribution for the parking required and generated by the development. Pushing up will further add to this problem and create an undesirable cost on rate payers to pay for additional parking. This cost should be largely born by the developers creating the demand.

Submitter Number: 239

Submitter: Don Moffat

Contact Name:

Email: edixon@cfma.co.nz

Address: 553, Queenstown, New Zealand, 9348

Point Number 239.3

Provision: 8-General DP Review Comments

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Planning Map 30 be amended to show a portion of the submitters site at 420 Frankton Road-Ladies Mile, re-zoned from Rural General to Rural Lifestyle as per the area shown boarded yellow on the Plan included as Attachment [B] of the submission.

Submitter Number: 256

Submitter: Te Wanaka Lodge / Wanaka Selection

Contact Name: Mandy Enoka

Email: info@tewanaka.co.nz

Address: 23 Brownston Street, Wanaka, New Zealand, 9305

Point Number 256.1

Provision: 8-General DP Review Comments

Position:	Oppose
Summary of Submission	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)

Submitter Number:	324	Submitter:	Nevis Jones
Contact Name:		Email:	nevisjones@xtra.co.nz
Address:	16 Selwyn Street, Timaru, New Zealand, 7910		

Point Number	324.1	Provision:	8-General DP Review Comments
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Requests that regular lake and ferry services and the existing service be expanded. Also suggests that a mono rail from the shopping and sports areas to Queenstown would be ideal and probably the best solution of all. Seeks that the Council think a head and break away from the world wide problems caused by obsessions with motor car and lack of public transport.		

Submitter Number:	338	Submitter:	Middleton Family Trust
Contact Name:	Nick Geddes	Email:	ngeddes@cfma.co.nz
Address:	PO Box 553, Queenstown, New Zealand, 9348		

Point Number	338.1	Provision:	8-General DP Review Comments
Position:	Oppose		
Summary of Submission	The proposed plan should be withdrawn and re-notified once a complete rural section 32 has been prepared.		

Submitter Number: 366 **Submitter:** Robins Road Limited
Contact Name: Rebecca Lucas **Email:** rebecca@landla.co.nz
Address: PO Box 1356, Queenstown, New Zealand, 9700

Point Number 366.3 **Provision:** 8-General DP Review Comments
Position: Other - Please clearly indicate your position in your submission below
Summary of Submission Requests consideration of zoning on Robins Road and Fryer Street be considered in Stage 1

Submitter Number: 420 **Submitter:** Lynn Campbell
Contact Name: **Email:**
Address: PO BOX 2598, Wakatipu, Queenstown, New Zealand, 9349

Point Number 420.4 **Provision:** 8-General DP Review Comments
Position: Other - Please clearly indicate your position in your submission below
Summary of Submission Concern with regards to car parking. Argues that planning need to change to reflect modern parking requirements. I.e. 40 years ago it was standard to have 2/3 bedroom house with required two carparks, now = larger houses with the same car parking requirement = not enough car parks and congestion on street.

Point Number 420.5 **Provision:** 8-General DP Review Comments
Position: Other - Please clearly indicate your position in your submission below
Summary of Submission Solve the housing crisis by using (selling) QLDC assets such as the QTN Camping Ground for short term accommodation

Point Number 420.6 **Provision:** 8-General DP Review Comments

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Create a Rule that "any vacant land (housing sections) purchased has to provide a livable dwelling within a 5/10 year period".

Submitter Number: 426 **Submitter:** Heritage New Zealand

Contact Name: Jane O'Dea **Email:** jodea@heritage.org.nz

Address: 109 Princes Street, Dunedin Central, Dunedin, 9016

Point Number 426.36 **Provision:** 8-General DP Review Comments

Position: Support

Summary of Submission **Adopt** historic heritage related provisions throughout the PDP, including but not necessarily limited to those included in Chapters 3, 4, 5, 10, 12, 14, 21 & 30.

Submitter Number: 509 **Submitter:** Lewis Grant

Contact Name: **Email:** lewis.grant@xtra.co.nz

Address: 36 Palmer Crescent, Mission Bay, Auckland, New Zealand, 1071

Point Number 509.1 **Provision:** 8-General DP Review Comments

Position: Not Stated

Summary of Submission Regarding Lakeside Road, Wanaka

- Traffic flow to be reduced to neighbourhood roads rather than a major through road;

The Lake frontage of Wanaka should be planned in an appropriate manner rather than piecemeal.

Submitter Number:	574	Submitter:	Skyline Enterprises Limited
Contact Name:	Sean Dent	Email:	sean@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
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Point Number	574.1	Provision:	8-General DP Review Comments
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	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. the land is generally located on and around the Skyline Gondola at Queenstown.		
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Submitter Number:	584	Submitter:	Air new Zealand Limited (ANZL)
Contact Name:	Eric Morgan	Email:	eric.morgan@airnz.co.nz
Address:	Ground Floor, Zone 4, Air new Zealand Limited, Private Bag 92007, Auckland , New Zealand, 1142		
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Point Number	584.1	Provision:	8-General DP Review Comments
Position:	Not Stated		
Summary of Submission	The proposed Air Noise Contours be approved		
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Point Number	584.2	Provision:	8-General DP Review Comments
Position:	Not Stated		
Summary of Submission	The proposed provisions with respect to land use controls be approved consistent with Council's PC19 and PC35 (as settled to date) Decisions		
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Submitter Number:	607	Submitter:	Te Anau Developments Limited
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Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95 , Queensown, New Zealand, 9348		
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Point Number	607.23	Provision:	8-General DP Review Comments
Position:	Not Stated		
Summary of Submission	Rezone the "Rural General" zoned land identified in the image below (including land described as Pt. Sect 19 BLK III MID WAKATIPU SD, recreation reserve, Section 1 SO 10828, and marginal strip adjoining this land and adjoining the land owned by Te Anau Developments Ltd) to "Rural Visitor Walter Peak".		
<hr/>			
Point Number	607.25	Provision:	8-General DP Review Comments
Position:	Not Stated		
Summary of Submission	Consider rezoning all Rural Visitor Zones just Visitor Zones (i.e. remove them from the rural chapter provisions).		
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Submitter Number:	621	Submitter:	Real Journeys Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
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Point Number	621.79	Provision:	8-General DP Review Comments
Position:	Not Stated		
Summary of Submission	<p>New Policy – water chapter</p> <p>Insert new policy to recognise the importance of water based public transport. Suggested wording is as follows:</p> <p>Recognise and provide for the importance of water based public transport.</p>		
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Point Number	621.80	Provision:	8-General DP Review Comments

Position: Not Stated

Summary of Submission New Policy - water

chapter

Insert new policy to ensure that, within the Frankton Arm, decision-makers on resource consent applications should prioritise

the safety and operational functions of structure over landscape and amenity values. Suggested wording is as follows:

Prioritise the safety and function of jetties and structures over effects on landscape and amenity values when determining

resource consent applications for jetties and structures located in the Frankton Arm.

Point Number 621.81 **Provision:** 8-General DP Review Comments

Position: Not Stated

Summary of Submission New Policy – water

chapter

Insert new policy to protect established key tourism activities:

Protect key tourism and transport activities by ensuring the following principles are applied when considering proposals that will

occupy water space:

i. *activities that promote the districts heritage and contribute public benefit should be encouraged;*

ii. *activities that result in adverse effects on established activities should be discouraged;*

iii. *long term occupation of water space should be avoided unless it has been strategically planned and is integrated with*

adjoining land and water use;

iv. *occupation of water space shall not interfere with key navigational routes and manoeuvring areas;*

v. *adverse effects on the continued operation, safety and navigation of the “TSS Earnslaw”.*

vi. *activities that adversely effect the operation, safety, navigation, and ability to maintain or upgrade the “TSS Earnslaw”*

and her supporting slipway facilities, are to be avoided.

Point Number 621.82 **Provision:** 8-General DP Review Comments

Position: Not Stated

Summary of Submission New Policy Insert new policy (in Rural or new water chapter) to avoid surface water activities that conflict with adjoining land uses or key tourism activities:

Avoid activities on the surface or bed of lakes and rivers that conflict with:

- i. adjoining land use or
- ii. visitor attraction activities or
- iii. water transport activities

Submitter Number: 623 **Submitter:** John W McIvor

Contact Name: **Email:**

Address: 367 Peninsula Road, Kelvin Heights, Queenstown, New Zealand, 9300

Point Number 623.1 **Provision:** 8-General DP Review Comments

Position: Not Stated

Summary of Submission Out of scope / partially illegible.

Submitter Number: 625 **Submitter:** Upper Clutha Track Trust

Contact Name: John Wellington **Email:** John@UCTT.org.nz

Address: 272 Ballantyne Rd, RD2, Wanaka, New Zealand, 9382

Point Number 625.5 **Provision:** 8-General DP Review Comments

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

The Trust further wishes to see that when Esplanade Reserves can be created as part of a development, that these Reserves are of a practical nature and capable of providing the benefits in terms of access for which they are intended.

The Trust also seeks that all unformed legal roads shown in the LINZ cadastral database and on the cadastral maps - these are separately defined parcels of land just as freehold lots, reserves etc and are all part of the cadastral record – are shown on the District Plan Maps. I.e the District Plan maps are consistent with the cadastral database. This would be consistent with the proposed marking of these unformed legal roads on cadastral maps by the government's Walking Access Panel in order to facilitate potential public access along them.

Submitter Number:

626

Submitter:

Barnhill Corporate Trustee Limited & DE, ME Bunn & LA Green

Contact Name:

Tim Williams

Email:

tim@southernplanning.co.nz

Address:

PO Box 1081, Queenstown, New Zealand, 9348

Point Number

626.1

Provision:

8-General DP Review Comments

Position:

Oppose

Summary of Submission

That the Barnhill Land and Morven Ferry Limited Land is re-zoned as identified on the Proposed Zoning Map (Appendix [B]) attached to the this submission. The proposed re-zoning identifies Morven Ferry Rural Visitor Zone A and Morven Ferry Rural Visitor Zone B.

Point Number

626.2

Provision:

8-General DP Review Comments

Position:

Oppose

Summary of Submission

The following provisions are added to Chapter 12 Rural Visitor Zone (additions underlined) insofar as they relate to the Morven Ferry Rural Visitor Zone A and Morven Ferry Rural Visitor Zone B:

12.4.5.2 Zone Standards

i Building Height

The maximum height of buildings and other structures within the Morven Ferry Zone A shall be:

- All Buildings 8m

The maximum height of buildings and other structures within the Morven Ferry Zone B shall be:

- Agricultural & Viticultural Buildings 10m

- All other Buildings 8m

Viii Site Coverage

Within the Morven Ferry Zone B the maximum building coverage shall be 5% of the zone.

ix Road Set Back

Within the Morven Ferry Zone B no building or structure shall be located closer than 35m to Morven Ferry Road.

Point Number 626.3 **Provision:** 8-General DP Review Comments

Position: Oppose

Summary of Submission The following provision is added to Proposed Chapter 22 – Rural Residential and lifestyle zone

(i) 22.5.39 Setback from Lot 1 DP 411193 Buildings shall be setback a minimum of 15m from this boundary
NC (non-compliance status)

Point Number 626.4 **Provision:** 8-General DP Review Comments

Position: Oppose

Summary of Submission That the District Plan provides a complete and comprehensive set of provisions to enable subdivision and other land uses in rural areas in addition to agricultural and farming uses.

Point Number 626.5 **Provision:** 8-General DP Review Comments

Position: Oppose

Summary of Submission That the status of subdivision is a controlled activity within the Rural Residential zone and Rural Visitor zone.

Submitter Number: 629 **Submitter:** Morven Ferry Limited

Contact Name: Tim Williams **Email:** tim@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 629.1 **Provision:** 8-General DP Review Comments

Position: Oppose

Summary of Submission That the Morven Ferry Limited and Barnhill land is re-zoned as identified on the Proposed Zoning Map (Appendix [B]) attached to the this submission. The proposed re-zoning identifies Morven Ferry Rural Visitor Zone A and Morven Ferry Rural Visitor Zone B.

Point Number 629.2 **Provision:** 8-General DP Review Comments

Position: Oppose

Summary of Submission The following provisions are added to Chapter 12 Rural Visitor Zone (additions underlined) insofar as they relate to the Morven Ferry Rural Visitor Zone A and Morven Ferry Rural Visitor Zone B:
12.4.5.2 Zone Standards
i Building Height
The maximum height of buildings and other structures within the Morven Ferry Zone A shall be:
- All Buildings 8m
The maximum height of buildings and other structures within the Morven Ferry Zone B shall be:
- Agricultural & Viticultural Buildings 10m
- All other Buildings 8m
Viii Site Coverage
Within the Morven Ferry Zone B the maximum building coverage shall be 5% of the zone.
ix Road Set Back
Within the Morven Ferry Zone B no building or structure shall be located closer than 35m to Morven Ferry Road.

Point Number 629.3 **Provision:** 8-General DP Review Comments

Position: Oppose

Summary of Submission The following provision is added to Proposed Chapter 22 – Rural Residential and lifestyle zone:

(i) 22.5.39 Setback from Lot 1 DP 411193
Buildings shall be setback a minimum of 15m
from this boundary
NC (non-compliance status)

Point Number 629.4 **Provision:** 8-General DP Review Comments

Position: Oppose

Summary of Submission That the District Plan provides a complete and comprehensive set off provisions to enable subdivision and other land uses in rural areas in addition to agricultural and farming uses.

Point Number 629.5 **Provision:** 8-General DP Review Comments

Position: Oppose

Summary of Submission That the status of subdivision is a controlled activity within the Rural Residential zone and Rural Visitor zone.

Submitter Number:	640	Submitter:	John Wellington
Contact Name:		Email:	John.julie@xtra.co.nz
Address:	272 Ballantyne Rd, RD2, Wanaka, New Zealand, 9382		

Point Number	640.5	Provision:	8-General DP Review Comments
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That all provisions relating to the Open Space Zone-Landscape Protection are retained in the District Plan in the exact same form as they appear in Part 20 of the Operative District Plan and in the exact same form as Open Space Zone-Landscape Protection areas are delineated on maps in the Operative District Plan.		

Submitter Number:	655	Submitter:	Bridesdale Farm Developments Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	655.3	Provision:	8-General DP Review Comments
Position:	Oppose		
Summary of Submission	The notification of the District Plan has not included a Transport Chapter and interim reliance must be placed on the Operative District Plan. That Chapter does not contain reference to a Medium Density Residential Zone and numerous residential zones referred to in Table One no longer exist. As a result there is not parking standard for Medium Density Residential zone and requires Discretionary consent.		

Submitter Number:	677	Submitter:	Amrta Land Ltd
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Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
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Point Number	677.10	Provision:	8-General DP Review Comments
Position:	Oppose		
Summary of Submission	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions (Related to submission points from submitter 677)		
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Submitter Number:	684	Submitter:	Michael Ramsay
Contact Name:		Email:	michaelramsay1226@gmail.com
Address:	PO Box 363, Queenstown, New Zealand, 9348		
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Point Number	684.3	Provision:	8-General DP Review Comments
Position:	Oppose		
Summary of Submission	The proposed district plan submission process needs to be simplified		
<hr/>			
Point Number	684.5	Provision:	8-General DP Review Comments
Position:	Oppose		
Summary of Submission	A change to the signage, and council references, to reflect the historical accuracy in the naming of Lake 'Hayes' to Lake 'Hays', and also denote the Maori name to its changed signage.		
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Submitter Number:	685	Submitter:	Tony Moran
Contact Name:		Email:	tony.moran@xtra.co.nz

Address: 139 Mabers Road, RD2P, Kaiapoi, New Zealand, 7692

Point Number 685.1 **Provision:** 8-General DP Review Comments

Position: Oppose

Summary of Submission Outside of scope:
Plan Change 44 be declined.

Submitter Number: 703 **Submitter:** Infinity Investment Group Limited

Contact Name: Brett Giddens **Email:** brett@townplanning.co.nz

Address: PO Box 2559, Queenstown, New Zealand, 9349

Point Number 703.2 **Provision:** 8-General DP Review Comments

Position: Not Stated

Summary of Submission **Properties located at 27 and 37 Ballantyne Road in Wanaka, legally described as Lot 4 DP 22854 & Lot 1 DP 304423, and Lot 2 DP 304423, respectively. Currently zoned as Three Parks Special Zone.**

Relief sought:

12.The submitter requests that:

- a. The sites are zoned to provide for medium to high densities of residential development; and
 - b. An outline development plan requirement is imposed over the sites; and
 - c. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission.
-

Submitter Number: 712 **Submitter:** Bobs Cove Developments Limited

Contact Name: James Aoake **Email:** reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 712.1 **Provision:** 8-General DP Review Comments

Position: Not Stated

Summary of Submission Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

Point Number 712.2 **Provision:** 8-General DP Review Comments

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Retain all provisions not otherwise submitted upon in this submission as notified unless they duplicate other provisions in which case they should be deleted.

Submitter Number: 713 **Submitter:** Heli Tours Limited

Contact Name: James Aoake **Email:** reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 713.1 **Provision:** 8-General DP Review Comments

Position: Not Stated

Summary of Submission Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions

Submitter Number: 716 **Submitter:** Ngai Tahu Tourism Ltd

Contact Name: James Aoake **Email:** reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 716.1 **Provision:** 8-General DP Review Comments

Position: Not Stated

Summary of Submission Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

Point Number 716.2 **Provision:** 8-General DP Review Comments

Position: Not Stated

Summary of Submission That all provisions not amended in response to this submission be retained as notified unless it duplicates another provision in which case it should be deleted.

Submitter Number: 718 **Submitter:** Allium Trustees Limited

Contact Name: James Aoake **Email:** reception@jea.co.nz

Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 718.1 **Provision:** 8-General DP Review Comments

Position: Not Stated

Summary of Submission Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions

Submitter Number: 723 **Submitter:** Wakatipu Aero Club

Contact Name: Brett Giddens **Email:** brett@townplanning.co.nz

Address: PO Box 2559, Queenstown, New Zealand, 9349

Point Number 723.1 **Provision:** 8-General DP Review Comments

Position: Not Stated

Summary of Submission

Refer to full submission for details as:

"The specific provisions of the Proposed Plan that this submission relates to includes, but is not limited to, the provisions in the following chapters:

- a. Chapter 2: Definitions;
- b. Chapter 3: Strategic Direction;
- c. Chapter 21: Rural;
- d. Chapter 22: Rural Residential & Rural lifestyle;
- e. Chapter 23: Gibbston Character Zone;
- f. Chapter 27: Subdivision & Development;
- g. Chapter 36: Noise
- h. Planning Maps."

"The submitter requests the following decision:

- a. Provision is made in the Proposed Plan to recognise existing uses;
- b. For new informal airports, the restriction on movements be amended to 10 in any calendar week;
- c. The setback on new alighting areas be 100 metres for fixed wing and 100 metres for rotary wing aircraft;
- d. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission."

Submitter has only provided a review of Rules relating to Informal Airports within the Proposed Rural Zone but mentions that the submission may relate to all the above zones and maps as necessary.

Submitter Number: 730

Submitter: Adrian Snow

Contact Name:

Email: brett@townplanning.co.nz

Address: PO Box 2559, Queenstown, New Zealand, 9349

Point Number 730.1

Provision: 8-General DP Review Comments

Position: Not Stated

Summary of Submission

Refer to full submission for details as:

"The specific provisions of the Proposed Plan that this submission relates to includes, but is not limited to, the provisions in the following chapters:

- a. Chapter 2: Definitions;
- b. Chapter 3: Strategic Direction;
- c. Chapter 21: Rural;
- d. Chapter 22: Rural Residential & Rural lifestyle;
- e. Chapter 23: Gibbston Character Zone;
- f. Chapter 27: Subdivision & Development;

- g. Chapter 36: Noise
- h. Planning Maps."

"The submitter requests the following decision:

- a. Provision is made in the Proposed Plan to recognise existing uses;
- b. For new informal airports, the restriction on movements be amended to 10 in any calendar week;
- c. The setback on new alighting areas be 100 metres for fixed wing and 100 metres for rotary wing aircraft;
- d. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission."

Submitter has only provided a review of Rules relating to Informal Airports within the Proposed Rural Zone but mentions that the submission may relate to all the above zones and maps as necessary.

Submitter Number:	732	Submitter:	Revell William Buckham
Contact Name:	Brett Giddens	Email:	brett@townplanning.co.nz
Address:	PO Box 2559, Queenstown, New Zealand, 9349		

Point Number	732.1	Provision:	8-General DP Review Comments
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Position: Not Stated

Summary of Submission

Refer to full submission for details as:

"The specific provisions of the Proposed Plan that this submission relates to includes, but is not limited to, the provisions in the following chapters:

- a. Chapter 2: Definitions;
- b. Chapter 3: Strategic Direction;
- c. Chapter 21: Rural;
- d. Chapter 22: Rural Residential & Rural lifestyle;
- e. Chapter 23: Gibbston Character Zone;
- f. Chapter 27: Subdivision & Development;
- g. Chapter 36: Noise
- h. Planning Maps."

"The submitter requests the following decision:

- a. Provision is made in the Proposed Plan to recognise existing uses;
- b. For new informal airports, the restriction on movements be amended to 10 in any calendar week;
- c. The setback on new alighting areas be 100 metres for fixed wing and 100 metres for rotary wing aircraft;
- d. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission."

Submitter has only provided a review of Rules relating to Informal Airports within the Proposed Rural Zone but mentions that the submission may relate to all the above zones and maps as necessary.

Submitter Number:	734	Submitter:	Kerry Connor
Contact Name:		Email:	brett@townplanning.co.nz
Address:	PO Box 2559, Queenstown, New Zealand, 9349		

Point Number	734.1	Provision:	8-General DP Review Comments
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Position: Not Stated

Summary of Submission

Refer to full submission for details as:

"The specific provisions of the Proposed Plan that this submission relates to includes, but is not limited to, the provisions in the following chapters:

- a. Chapter 2: Definitions;
- b. Chapter 3: Strategic Direction;
- c. Chapter 21: Rural;
- d. Chapter 22: Rural Residential & Rural lifestyle;
- e. Chapter 23: Gibbsion Character Zone;
- f. Chapter 27: Subdivision & Development;
- g. Chapter 36: Noise
- h. Planning Maps."

"The submitter requests the following decision:

- a. Provision is made in the Proposed Plan to recognise existing uses;
- b. For new informal airports, the restriction on movements be amended to 10 in any calendar week;
- c. The setback on new alighting areas be 100 metres for fixed wing and 100 metres for rotary wing aircraft;
- d. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission."

Submitter has only provided a review of Rules relating to Informal Airports within the Proposed Rural Zone but mentions that the submission may relate to all the above zones and maps as necessary.

Submitter Number: 736 **Submitter:** Southern Lakes Learn to Fly Limited
Contact Name: Ivan Krippner **Email:** brett@townplanning.co.nz
Address: PO Box 2559, Queenstown, New Zealand, 9349

Point Number 736.1 **Provision:** 8-General DP Review Comments

Position: Not Stated

Summary of Submission

Refer to full submission for details as:

"The specific provisions of the Proposed Plan that this submission relates to includes, but is not limited to, the provisions in the following chapters:

- a. Chapter 2: Definitions;
- b. Chapter 3: Strategic Direction;
- c. Chapter 21: Rural;
- d. Chapter 22: Rural Residential & Rural lifestyle;
- e. Chapter 23: Gibbston Character Zone;
- f. Chapter 27: Subdivision & Development;
- g. Chapter 36: Noise
- h. Planning Maps."

"The submitter requests the following decision:

- a. Provision is made in the Proposed Plan to recognise existing uses;
- b. For new informal airports, the restriction on movements be amended to 10 in any calendar week;
- c. The setback on new alighting areas be 100 metres for fixed wing and 100 metres for rotary wing aircraft;
- d. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission."

Submitter has only provided a review of Rules relating to Informal Airports within the Proposed Rural Zone but mentions that the submission may relate to all the above zones and maps as necessary.

Submitter Number: 738 **Submitter:** Hank Sproull
Contact Name: **Email:** brett@townplanning.co.nz
Address: PO Box 2559, Queenstown, New Zealand, 9349

Point Number 738.1 **Provision:** 8-General DP Review Comments

Position: Not Stated

Summary of Submission

Refer to full submission for details as:

"The specific provisions of the Proposed Plan that this submission relates to includes, but is not limited to, the provisions in the following chapters:

- a. Chapter 2: Definitions;
- b. Chapter 3: Strategic Direction;
- c. Chapter 21: Rural;
- d. Chapter 22: Rural Residential & Rural lifestyle;
- e. Chapter 23: Gibbston Character Zone;
- f. Chapter 27: Subdivision & Development;
- g. Chapter 36: Noise
- h. Planning Maps."

"The submitter requests the following decision:

- a. Provision is made in the Proposed Plan to recognise existing uses;
- b. For new informal airports, the restriction on movements be amended to 10 in any calendar week;
- c. The setback on new alighting areas be 100 metres for fixed wing and 100 metres for rotary wing aircraft;
- d. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission."

Submitter has only provided a review of Rules relating to Informal Airports within the Proposed Rural Zone but mentions that the submission may relate to all the above zones and maps as necessary.

Submitter Number: 739

Submitter: Southern Lakes Learn to Fly Limited

Contact Name: Aaron Pearse

Email: brett@townplanning.co.nz

Address: PO Box 2559, Queenstown, New Zealand, 9349

Point Number 739.1

Provision: 8-General DP Review Comments

Position: Not Stated

Summary of Submission

Refer to full submission for details as:

"The specific provisions of the Proposed Plan that this submission relates to includes, but is not limited to, the provisions in the following chapters:

- a. Chapter 2: Definitions;
- b. Chapter 3: Strategic Direction;
- c. Chapter 21: Rural;
- d. Chapter 22: Rural Residential & Rural lifestyle;
- e. Chapter 23: Gibbston Character Zone;
- f. Chapter 27: Subdivision & Development;

- g. Chapter 36: Noise
- h. Planning Maps."

"The submitter requests the following decision:

- a. Provision is made in the Proposed Plan to recognise existing uses;
- b. For new informal airports, the restriction on movements be amended to 10 in any calendar week;
- c. The setback on new alighting areas be 100 metres for fixed wing and 100 metres for rotary wing aircraft;
- d. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission."

Submitter has only provided a review of Rules relating to Informal Airports within the Proposed Rural Zone but mentions that the submission may relate to all the above zones and maps as necessary.

Submitter Number:	754	Submitter:	Bruce Patton
Contact Name:		Email:	
Address:	6A Cone Peak Close, Lake Hayes Estate, Queenstown, New Zealand, 9304		
Point Number	754.1	Provision:	8-General DP Review Comments
Position:	Not Stated		
Summary of Submission	Rezoning of land, ONL, or urban growth boundaries should follow land form, ie follow terrace edges and other geographic features.		
Point Number	754.2	Provision:	8-General DP Review Comments
Position:	Not Stated		
Summary of Submission	District Plan needs to be looking forward 10 -20 years and zoning land according to growth expectations and in areas that it would like to see developed. This would enable long term planning of infrastructure as well.		

Submitter Number:	759	Submitter:	Shaping our Future
Contact Name:	David Kennedy	Email:	executive@shapingourfuture.org.nz
Address:	New Zealand, -		

Point Number	759.1	Provision:	8-General DP Review Comments
Position:	Not Stated		
Summary of Submission	Submitters request QLDC to action high level tasks within the District Plan and elsewhere. See full submission.		

Submitter Number:	760	Submitter:	Southern Lakes Aviation Limited
Contact Name:	Brett Giddens	Email:	brett@townplanning.co.nz
Address:	PO Box 2559, Queenstown, New Zealand, 9349		

Point Number	760.1	Provision:	8-General DP Review Comments
Position:	Oppose		
Summary of Submission	Refer to full submission for details as:		

"The specific provisions of the Proposed Plan that this submission relates to includes, but is not limited to, the provisions in the following chapters:

- a. Chapter 2: Definitions;
- b. Chapter 3: Strategic Direction;
- c. Chapter 21: Rural;
- d. Chapter 22: Rural Residential & Rural lifestyle;
- e. Chapter 23: Gibbston Character Zone;
- f. Chapter 27: Subdivision & Development;
- g. Chapter 36: Noise
- h. Planning Maps."

"The submitter requests the following decision:

- a. Provision is made in the Proposed Plan to recognise existing uses;
- b. For new informal airports, the restriction on movements be amended to 10 in any calendar week;
- c. The setback on new alighting areas be 100 metres for fixed wing and 100 metres for rotary wing aircraft;
- d. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission."

Submitter has only provided a review of Rules relating to Informal Airports within the Proposed

Rural Zone but mentions that the submission may relate to all the above zones and maps as necessary.

Submitter Number: 773 **Submitter:** John & Jill Blennerhassett

Contact Name: **Email:** johnblenn@gmail.com

Address: PO Box 195, Wanaka, New Zealand, 9343

Point Number 773.13 **Provision:** 8-General DP Review Comments

Position: Support

Summary of Submission

Pembroke Park, as open space, will only become more valuable to the community as time goes on (what foresight from our founders and ECNZ ?). We therefore applaud incentives to design (for business, domestic and landscape) to a higher standard (8.2.3), in conjunction with policies to expedite active transport and to enhance 'walkability'. We agree that design for prevention of crime and vandalism should be promoted (eg. how splendidly the Pembroke Park skateboard/cycle development has been used and respected by young people of wide age range, for whom it was designed and constructed ... well done all who have been involved !).

The Sargood/Mills/Macpherson/Blennerhassett (extended) family has been generous over the years in providing land (and finances) for town benefit (examples are: inner nine holes of the golf course, Wanaka Station Park and, later the homestead area, QEII reserve 'Barn Pinch Farm', flood mitigation works (virtually entirely to benefit of 'downstream' properties) sanctioned on a Studholme Road property, plans for walkways/cycleways embracing five (Stone Street, Alpha Ridge, Studholme Road) adjacent properties in all, for the walkways/cycleways properties, none of which were mandated.

We care for this land. We realise that we are fortunate as current custodians. However, we also hope and expect to be trusted with making good decisions regarding future development/conservation/public amenity, and not to be excluded, by edict, from participation in the future development of Wanaka.

Submitter Number: 788 **Submitter:** Otago Fish and Game Council

Contact Name: Peter Wilson **Email:**

Address: PO Box 76, Dunedin, New Zealand, 9054

Point Number	788.4	Provision:	8-General DP Review Comments
Position:	Oppose		
Summary of Submission	The current District Plan provides for the consideration of the values of unformed legal roads as a matter of consideration when resource consents are considered. However, there appears to be no similar provision in the proposed District Plan. Given the absence of a transport section, it is not clear where these rules can easily be reinserted however.		

Submitter Number:	797	Submitter:	Marjorie Goodger
Contact Name:		Email:	marge@xtra.co.nz
Address:	PO Box 59, Lake Hawea, New Zealand, 9345		

Point Number	797.1	Provision:	8-General DP Review Comments
Position:	Oppose		
Summary of Submission	Submission regarding visitor accommodation provisions within the Hawea Township.		

Submitter Number:	798	Submitter:	Otago Regional Council
Contact Name:	Warren Hanley	Email:	warren.hanley@orc.govt.nz
Address:	Private Bag 1954, Dunedin, New Zealand, 9054		

Point Number	798.26	Provision:	8-General DP Review Comments
Position:	Oppose		
Summary of Submission	<p>Providing for Public Transport</p> <p>The Otago Regional Council is responsible for scheduled public transport services in the Queenstown Lakes District. The ORC is currently reviewing public transport services in the Wakatipu Basin with the view to enhance services for the future (2018 and beyond). This enhancement may involve changes to routes as well as timetables. The District Plan needs to have flexibility for bus routes to be able to adapt in the future for passenger demand as a result</p>		

of population growth, tourism, and development (within reason).

The Regional Public Transport Plan 2014 outlines services that are integral to the public transport network, and those that are not. It also specifies the policies that relate to the provision of services and the associated infrastructure (Chapter 7) and these should be considered in the District Plan.

Point Number 798.48 **Provision:** 8-General DP Review Comments

Position: Oppose

Summary of Submission The District Plan should provide discretion when considering large commercial and event facility developments with extensive car parking. ORC requests provisions are included in the district plan to consider the provision of public transport infrastructure as part of the car parking to ensure a safe and efficient public transport connection for customers and enhance the potential to provide public transport services.

Medium and high density developments should be provided within reasonable walking distance to public transport routes and ORC requests provisions to enable this as a consideration.

Submitter Number: 799 **Submitter:** Brian & Sheila McCaughan

Contact Name: **Email:** brackney@xtra.co.nz

Address: PO Box 59, Lake Hawea, New Zealand, 9345

Point Number 799.1 **Provision:** 8-General DP Review Comments

Position: Oppose

Summary of Submission Submission regarding visitor accommodation within Lake Hawea - see submission for full detail.

Submitter Number: 806 **Submitter:** Queenstown Park Limited

Contact Name: Jenny Carter **Email:** j.carter@remarkablespark.com

Address: PO Box 1075, Queenstown, New Zealand, 9348

Point Number	806.3	Provision:	8-General DP Review Comments
Position:	Oppose		
Summary of Submission	Should the relief seeking the implementation of the Queenstown Park Special Zone be declined QPL then seeks: (i) Its submissions in relation to specific chapters are accepted either in relation to only QPL's land or across the District generally;		

Submitter Number:	807	Submitter:	Remarkables Park Limited
Contact Name:	Jenny Carter	Email:	j.carter@remarkablespark.com
Address:	PO Box 1075, Queenstown, New Zealand, 9348		

Point Number	807.1	Provision:	8-General DP Review Comments
Position:	Oppose		
Summary of Submission	Recognise that the Remarkables Park Zone (RPZ) is a town centre		

Point Number	807.2	Provision:	8-General DP Review Comments
Position:	Oppose		
Summary of Submission	Ensure that existing development rights within the RPZ are not compromised by the PDP		

Point Number	807.3	Provision:	8-General DP Review Comments
Position:	Oppose		
Summary of Submission	Acknowledge that the RPZ will serve both tourists and locals		

Point Number	807.4	Provision:	8-General DP Review Comments
Position:	Oppose		

Summary of Submission

Delete references to the cost of infrastructure to Council

Point Number

807.5

Provision:

8-General DP Review Comments

Position:

Oppose

Summary of Submission

Reduce prescription and enable effects based assessments of activities. In particular, the "direct and control" approach to tourism, commercial, residential and industrial activities is not appropriate and is not supported

Submitter Number:

817

Submitter:

Te Ao Marama Inc

Contact Name:

Ailsa Cain

Email:

ailsa@kauati.co.nz

Address:

New Zealand, 0

Point Number

817.1

Provision:

8-General DP Review Comments

Position:

Support

Summary of Submission

TAMI supports the following points in the proposed District Plan:

- Goal 3.2.7 Council will act in accordance with the principles of the Treaty of Waitangi and in partnership with Ngai Tahu
- Chapter 5 Tangata Whenua
- Chapter 34 Wilding Exotic Trees
- The national importance of Ngai Tahu's relationship with its ancestral lands, water, sites, waahi tapu, and other taonga, and protection of its customary rights.
- Ngai Tahu's historical and contemporary values, associations, and the reflection of its identity in the rural and built environments.
- Ongoing protection in Queenstown Lakes of those rights and interests Ngai Tahu negotiated with the Crown that are provided for in Treaty Settlement legislation

and other Crown/Ngai Tahu instruments.

- The Council's initial attempts to integrate the provisions of the Tangata Whenua Chapter throughout the Plan.
 - The promotion and retention of environmental infrastructure, including wetlands.
-

Point Number 817.2 **Provision:** 8-General DP Review Comments

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

TAMI has the following amendments for the proposed District Plan:

- Implement Objective D1 Tangata whenua roles and interests, and Policy D1 of the National Policy Statement – Freshwater Management, particularly in Chapter 27 Subdivision and Development, Chapter 30 Energy and Utilities, and other District Plan chapters that have a direct impact on freshwater quality and quantity. For more information about Objective D and Policy D1 of the NPS-FM, see pages 85-87 of the Ministry for the Environment's *A Guide to the National Policy Statement for Freshwater Management 2014*.
- Ensure that the Ngai Tahu terminology used in Chapter 5 is consistently used throughout the Plan and in the definitions and maps.
- The list of taonga species in Chapter 5 to be updated to include freshwater fish species and other land based animals.
- Amend the titles of the four chapters in *Part Two: Strategy* to have the prefix "Strategic". The way the chapters are currently titled, and promoted by Council during the submission phase, it seems that the only strategy chapter in the Plan is "Strategic Direction". TAMI has been informed by Council that Chapter 5 is a strategic chapter and this information has affected TAMI's submission and the content of the Chapters 3 and 5.
- A stronger link is to be made between Chapter 5 and Chapter 33: Indigenous Vegetation and Biodiversity; particularly, the clearance criteria in 33.2.1.9, and taonga species and related habitat, and nohoanga.
- Amend the alpine limit from 1070m to 800m. This change is in line with the

change in biodiversity at 800m, significant increased risk of erosion and sedimentation, and Landcare Research's Land Use classifications.

Point Number 817.3 **Provision:** 8-General DP Review Comments

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Confirmation requested.

It is TAMI's understanding from Council staff that the maps referred to in Chapter 5 will be developed over the next year and be included in the second round of proposed District Plan documents. If this is no longer the case, this change by Council has a significant impact on TAMI's submission.

Submitter Number: 819 **Submitter:** Mark McGuinness

Contact Name: **Email:** MarkM@willisbond.co.nz

Address: PO Box 24137, Wellington, New Zealand, 6142

Point Number 819.1 **Provision:** 8-General DP Review Comments

Position: Not Stated

Summary of Submission

- Build up not out.
 - Gorge Road height allowances should be increased (10 stories or more). If we don't build up in these areas this will end up in sprawl, which will kill Queenstown.
 - Begin by doing this on Council land in partnerships with developers.
 - Affordable housing- the solution should start at worker accommodation ie. rentals.
 - 5 Mile should have planting to the front of it to shield from public view.
-

Submitter Number: 823 **Submitter:** B J Gan

Contact Name:		Email:	ganbj@stengg.com
Address:	New Zealand, 0		
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Point Number	823.1	Provision:	8-General DP Review Comments
Position:	Not Stated		
Summary of Submission	In order to not increase congestion and crowd, perhaps the development plan should include surrounding areas like Jacks Point. This place can be developed as a resort village, something like Club Med.		
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Submitter Number:	834	Submitter:	Helen McPhail
Contact Name:		Email:	
Address:	67 McBride Street, Frankton, New Zealand, 9300		
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Point Number	834.1	Provision:	8-General DP Review Comments
Position:	Oppose		
Summary of Submission	Submitter opposes Plan Change 35.		
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Submitter Number:	845	Submitter:	Simon Hayes
Contact Name:		Email:	simon.hayes@harcourts.co.nz
Address:	PO Box 111, Queenstown, New Zealand, 9300		
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Point Number	845.1	Provision:	8-General DP Review Comments
Position:	Not Stated		

Summary of Submission

Generally supportive of the review.

Support the simplification intent and use of 'plain English'.

Support the general thrust of the review document. Chapters 3 &4 particularly.

Oppose any suggestion of not seeking developer's contribution for head works fees (three waters / roading & reserves).

Concern about increased height limits where it adversely affects existing use rights and rules. Oppose such without review to neighbours consent.

Submits in favour of including designation for Kawaura River crossing in the Boyd Road / Remarkable park area.
