

## FORM 6

FURTHER SUBMISSION IN SUPPORT OF OR IN OPPOSITION TO SUBMISSION ON  
NOTIFIED PLAN

## PROPOSED QUEENSTOWN LAKES DISTRICT PLAN

*Clause 8 of First Schedule, Resource Management Act 1991*

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**TO:** Queenstown Lakes District Council ("**Council**")

**SUBMITTER:** Kingston Lifestyle Properties Ltd ("**Submitter**")

1. This is a further submission in opposition to submissions on the following proposed plan (the proposal):

Stage 3 of the Proposed Queenstown Lakes District Plan ("PDP").

2. Kingston Lifestyle Properties Ltd is:

A person who has an interest in the proposal that is greater than the interest the general public has as Kingston Lifestyle Properties Ltd is the owner of the Kingston Flyer landholdings and the associated steam locomotives, shunting engines, rolling stock, buildings and infrastructure at Kingston.

3. Kingston Lifestyle Properties Ltd opposes the submissions set out in the table attached.
4. The parts of the submissions that Kingston Lifestyle Properties Ltd opposes are set out in the table attached.
5. The reasons for Kingston Lifestyle Properties Ltd opposition are set out in the table attached, but in general, the decisions requested in the submissions:
  - (a) will not implement and / or give effect to the objectives, policies, and other provisions of the relevant planning instruments, including the other strategic and more specific provisions of the PDP, as well as the Regional Policy Statement; and
  - (b) are otherwise inconsistent with and / or will not achieve the purpose of the Act and the other provisions of Part 2 of the Act; and

- (c) fail to meet the requirements of section 32 of the Act.
6. Kingston Lifestyle Properties Ltd seeks that the whole of the submissions be disallowed.
  7. Kingston Lifestyle Properties Ltd wishes to be heard in support of the further submissions.
  8. If others make a similar submission Kingston Lifestyle Properties Ltd would consider presenting a joint case with them at a hearing.

**DATED** 17<sup>th</sup> February 2020



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Tim Grace  
**Planning Consultant for the Submitter**

The Submitter's address for service is:

C/- Lands and Survey (Auckland) Ltd  
PO Box 33 917  
Takapuna  
**Auckland 0740**

Documents for service on the Submitter may be sent to that address for service or may be emailed to [tim@landsandsurvey.co.nz](mailto:tim@landsandsurvey.co.nz). Service by email is preferred, with receipt confirmed by return email.

## ATTACHMENT

**FURTHER SUBMISSIONS IN SUPPORT OF OR IN OPPOSITION TO SUBMISSIONS ON NOTIFIED PROPOSED QUEENSTOWN  
LAKES DISTRICT PLAN**

*Clause 8 of First Schedule, Resource Management Act 1991*

**KINGSTON LIFESTYLE PROPERTIES LTD**

NAME OF SUBMITTER	SUBMISSION NUMBER	SUBMISSION POINT	SECTION OF PDP	DECISION REQUESTED	SUPPORT OR OPPOSE	REASONS
Trish Fraser	3142	3142.1	2-20 Settlement Zone > 2.6- 20.6 Non- Notification of Applications > 2.6.2-20.6.2	That Settlement Zone rule 20.6.2 be deleted.	Oppose	It is appropriate to not require the written approval of other persons and / or notification of resource consent applications for Restricted Discretionary Activities where the effects on the environment are likely to be minor or less than minor and / or the effects on others persons are likely to be less than minor. The effects of those activities listed in Rule 20.6 of the PDP that meet

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						the relevant standards are likely to be less than minor.
Hawea Community Association Inc	3287	3287.18	2-20 Settlement Zone	That Rule 9.2.5.2 vi of the Operative District Plan Townships Zone be amended and retained as follows: a. Sound from non-residential activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone: (i) daytime (0800 to 2000 hrs) 50 dB LAeq(15 min) (ii) night-time (2000 to 0800 hrs) 40 dB LAeq(15 min) (iii) night-time (2000 to	Oppose	The submitter is of the view that the provision made in Rule 36.4.1 of the PDP (Chapter 36 – Noise) for sound from vehicles on public roads or trains on railway lines (including at railway yards, railway sidings or stations) should be retained in the PDP. The decision requested by the Hawea Community Association Inc could result in an inconsistency being created in the PDP. This will result in uncertainty as to whether sound from trains on the Kingston Flyer railway line (including at railway yards, railway sidings or stations)

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				0800 hrs) 70 dB LAFmax b. Sound from non-residential activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone. c. The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.		is required to comply with the noise standards.
Otago Regional Council	3342	3342.13	2-20 Settlement Zone	That additional natural hazard layers be considered within the Settlement Zone.	Oppose	The submitter is of the view that the risk of natural hazards to future activities within the Settlement Zone at Kingston is appropriately addressed by the provisions contained in Chapter 28 – Natural Hazards of the PDP and proposed Rules 20.5.15,

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						20.5.18 and 20.5.19 of the Settlement Zone of the PDP. The matters for discretion for buildings within the Commercial Precincts and the Visitor Accommodation Sub-Zones of the Settlement Zone contained in the PDP also include “natural hazards”. The risk of natural hazards and the methods required to avoid, remedy or mitigate any such effects will therefore be considered through the subsequent resource consent processes.
Otago Regional Council	3342	3342.14	2-20 Settlement Zone	That additional building controls relating to natural hazards be considered in the Settlement Zone.	Oppose	The submitter is of the view that the risk of natural hazards to future activities within the Settlement Zone at Kingston is appropriately addressed by the

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						<p>provisions contained in Chapter 28 – Natural Hazards of the PDP and proposed Rules 20.5.15, 20.5.18 and 20.5.19 of the Settlement Zone of the PDP. The matters for discretion for buildings within the Commercial Precincts and the Visitor Accommodation Sub-Zones of the Settlement Zone contained in the PDP also include “natural hazards”. The risk of natural hazards and the methods required to avoid, remedy or mitigate any such effects will therefore be considered through the subsequent resource consent processes.</p>