

Part Five – District Wide Matters

Submitter Number:	752	Submitter:	Michael Farrier
Contact Name:		Email:	mike.farrier@xtra.co.nz
Address:	31 Bedford Street, Arrowtown, New Zealand, 9302		

Point Number	752.16	Provision:	6-Part Five - District Wide Matters
Position:	Not Stated		
Summary of Submission	The planting of shrubs and trees that are identified by Allergy New Zealand as causing severe allergic reactions are prohibited by the Plan. The Council could proactive and remove Council owned trees that are known to cause allergic reactions.		

Point Number	752.17	Provision:	6-Part Five - District Wide Matters
Position:	Not Stated		
Summary of Submission	Provisions in the Plan to protect the shallow Bush Creek source of the Arrowtown potable water source from contamination and the appropriate management of the closed landfill locations up Bush Creek.		

Submitter Number:	755	Submitter:	Guardians of Lake Wanaka
Contact Name:	Don Robertson	Email:	donandgaye@xtra.co.nz
Address:	PO Box 93, Wanaka, New Zealand, 9344		

Point Number	755.2	Provision:	6-Part Five - District Wide Matters
Position:	Not Stated		
Summary of Submission	With reference to the slim mention of management of water and aquatic life, ecosystems etc, suggests that there should be cross reference to other chapters which strengthen the intent of this chapter of the District Plan to provide for good management of waterways and aquatic ecosystems. Without this Chapter 5 is weak.		

Chapter 26 – Historic Heritage

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.12	Provision:	1059-26 Historic Heritage
Position:	Support		
Summary of Submission	General support.		

Submitter Number:	31	Submitter:	Kingston Community Association
Contact Name:	Diane Holloway	Email:	diane@holloway.net.nz
Address:	PO Box 113, Kingston, New Zealand, 9748		

Point Number	31.1	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	concerned with change of categories for the Kingston Flyer. Retain the operative plan provisions for the protection of the Kingston Flyer. Investigate the possibility of purchasing the flyer. If the Authority will not do either of the above then ensure that the Kingston Community is not left with the physical mess to clean up after the Flyer is gone. Submits the following: • That the categories governing the Kingston Flyer remain at Category 1 • QLDC have made changes to the protections without showing that anything has changed to warrant the change other than to appease the land owner • QLDC should purchase the flyer at a reasonable rate for onselling to a buyer that will continue its life in Kingston • Kingston will have lost an important part of its history if the categories are changed and the protection lifted.		

Submitter Number:	63	Submitter:	Karl Barkley
Contact Name:		Email:	csi@hotmail.co.nz
Address:	New Zealand, 7848		
Point Number	63.1	Provision:	1059-26 Historic Heritage
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Reinstate the Kingston Flyer on the Inventory of Protected Features.		

Submitter Number:	72	Submitter:	Kelvin Peninsula Community Association
Contact Name:	Phillipa Cook	Email:	talk2kpca@gmail.com
Address:	6A Oregon Drive, Kelvin Heights, Queenstown, New Zealand, 9300		
Point Number	72.4	Provision:	1059-26 Historic Heritage
Position:	Support		
Summary of Submission	Support the protection of the historic Kawarau Falls meat and dairy buildings.		

Submitter Number:	101	Submitter:	Waimea Plains Railway Trust
Contact Name:	Colin Smith	Email:	croydon.aircraft@esi.co.nz
Address:	1552 Waimea Highway, RD 6, Gore, New Zealand, 9776		

Point Number	101.1	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Support		
Summary of Submission	We wish to support your current plan changes as have been outlined in the Proposed District Plan, Part, 5. 2015.		

Submitter Number:	118	Submitter:	Janet Macdonald
Contact Name:		Email:	macdeejay@vodafone.co.nz
Address:	66 Rahui Road, OTAKI, New Zealand, 5512		

Point Number	118.1	Provision:	1059-26 Historic Heritage
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Please reinstate this rolling stock to the Heritage Register to ensure it stays where it belongs. (Submission relates to the Kingston Flyer).		

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

Point Number	153.2	Provision:	1059-26 Historic Heritage
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Acknowledging Maori occupation history: As well as reasons of respect and acknowledgement, signage about our history would be an experience for visitors.		

Submitter Number:	187	Submitter:	Nicholas Kiddle
Contact Name:		Email:	nikkiddle@yahoo.com
Address:	249 Frankton Road, Queenstown, New Zealand, 9300		
Point Number	187.6	Provision:	1059-26 Historic Heritage
Position:	Support		
Summary of Submission	General support.		

Submitter Number:	201	Submitter:	IPENZ
Contact Name:	Karen Astwood	Email:	karen.astwood@ipenz.org.nz
Address:	PO Box 12241, Wellington, New Zealand, 6011		
Point Number	201.1	Provision:	1059-26 Historic Heritage > 1151-26.12 Heritage Landscapes
Position:	Support		
Summary of Submission	Request more detail in the heritage landscape listings, such as listing all the features that are included as contributing to the landscape's heritage values. Map references would also be useful.		
Point Number	201.2	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Support		
Summary of Submission	Support the listing of: KAWARAU FALLS DAM (REF. NO. 40) KAWARAU GORGE SUSPENSION BRIDGE (REF NO.41)		

LOWER SHOTOVER BRIDGE (REF NO.45)

ONE MILE CREEK HYDRO-ELECTRIC STATION (REF NO.96)

SKIPPERS CANYON SUSPENSION BRIDGE (REF NO. 45)

T.S.S. EARNSLAW BERTH (REF NO. 37)

Point Number	201.3	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Nominate the following for inclusion: PLEASANT TERRACE WORKINGS (HNZ NO. 5175) SEW HOYS BIG BEACH CLAIM HISTORIC AREA (HNZ NO. 7545) WONG GONG'S TERRACE HISTORIC AREA (HNZ NO. 7549) infrastructure associated with the history of recreational skiing		

Point Number	201.4	Provision:	1059-26 Historic Heritage
Position:	Support		
Summary of Submission	Other items that do not appear on the IPENZ Engineering Heritage Register or Record but are supported for retention, as is, in the Proposed District Plan are shown in Appendix 1.		

Point Number	201.5	Provision:	1059-26 Historic Heritage
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Submitter believes that an aspect of local heritage importance which is not represented in the proposed District Plan is infrastructure associated with the history of recreational skiing, which is a key characteristic of the region. Another possible inclusion supported by the submitter is the Arrowtown Irrigation Scheme.		

Point Number	201.6	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
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Position:	Other - Please clearly indicate your position in your submission below
Summary of Submission	Antrim Engines Slipway and Cradle, Kelvin Peninsula (Ref. 3, QLDC Cat 2) - clarify whether the Kelvin Heights slipway, the winch house which has the Antrim engine, and also the Antrim's former boiler are included within the listing. Bullendale Township listing (Ref No.140, QLDC Cat 2) - queries naming and whether this should be Bullendale Hydro Electric Dynamo and Mining Site (HNZ 5601). Notes site is of outstanding national significance and believes it should be a Category 1 in the District Plan. Stone Water Race (Ref. 42, HNZ No. 5224, QLDC Cat 3). This is a Heritage NZ Category 2 Historic Place. Submitter believes it should be Category 2 in the Plan. Wakatipu Flourmill Complex (Ref. 76, HNZ No. 2241, QLDC Cat 3). This is a Heritage NZ Category 2 Historic Place - submitter believes this should be Category 2 in the District Plan.

Submitter Number:	221	Submitter:	Susan Cleaver
Contact Name:		Email:	suecleaver2000@gmail.com
Address:	23 Nairn Street, Arrowtown, 9302		

Point Number	221.4	Provision:	1059-26 Historic Heritage
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	To encourage both maintenance and upgrading of historic buildings, and allow subdivision where necessary to ensure the buildings are developed in a manner that enhances and compliments their historic nature.		

Submitter Number:	265	Submitter:	Phillip Bunn
Contact Name:		Email:	phillipbunn@outlook.com
Address:	297 Morven Ferry Road, RD 1, Queenstown, New Zealand, 9371		

Point Number	265.4	Provision:	1059-26 Historic Heritage
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Position:	Other - Please clearly indicate your position in your submission below
Summary of Submission	To have subdivision as a permitted activity where a heritage building exists to encourage maintenance and preservation of the historic building.

Submitter Number:	368	Submitter:	Anna-Marie Chin Architects and Phil Vautier
Contact Name:	Anna-Marie and Phil Chin and Vautier	Email:	anna-marie@amchinarchitects.co.nz
Address:	PO Box 253, Arrowtown, New Zealand, 9351		

Point Number	368.5	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules
Position:	Oppose		
Summary of Submission	This rule be deleted (26.6.7).		

Point Number	368.6	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	The listing 251 be deleted.		

Submitter Number:	373	Submitter:	Department of Conservation
Contact Name:	Geoff Deavoll	Email:	gdeavoll@doc.govt.nz
Address:	PO Box 4715, Christchurch, 8140		

Point Number	373.14	Provision:	1059-26 Historic Heritage
Position:	Support		

Summary of Submission

Retain as notified.

Submitter Number:	383	Submitter:	Queenstown Lakes District Council
Contact Name:	Vanessa van Uden	Email:	mayor@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		

Point Number	383.45	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Delete the (subdivision) rules from chapter 26 and include within chapter 27. Include reference to chapter 27 as a new rule – 26.4.1.5.		

Point Number	383.46	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the table to include: Pt Section 2 Blk V\ Lower Wanaka SD (2908202400) Amend the district plan map to include the appropriate symbol.		

Submitter Number:	423	Submitter:	Carol Bunn
Contact Name:		Email:	carolbunn.winemaker@gmail.com
Address:	23 Nairn Street, Arrowtown, 9302		

Point Number	423.4	Provision:	1059-26 Historic Heritage
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Allow subdivision of Historic buildings so that they can be maintained, upgraded or restored to residential buildings.		

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	426.1	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amendment sought. Entire Plan but particularly Sections 26.9 and 26.10 Amend all references to Category I and Category II to Category <u>1</u> and Category <u>2</u> .		

Point Number	426.2	Provision:	1059-26 Historic Heritage > 1149-26.10 Archaeological sites
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amendment sought. Amend column heading 'NZHPT Category' as follows: NZHPT <u>HNZ</u> Category		

Point Number	426.3	Provision:	1059-26 Historic Heritage
Position:	Support		
Summary of Submission	Retain general chapter format, including activity tables.		

Point Number	426.4	Provision:	1059-26 Historic Heritage > 1061-26.2 Identification and Protection
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission

Amendment sought.

Adopt section 26.2 with amendments as outlined below:

Amend section 26.2 as follows:

The District's most significant known heritage features are represented in the Inventory of Protected Features.

...

Nominations for inclusions, removals or amendments to Categories for individual features will be welcomed from the public, but must contain sufficiently detailed and robust reports in line with assessments that Council use. It is preferable to include ~~They must include~~ the written consent of the owners and;

26.2.1 For heritage precincts and landscapes, a report from an appropriately qualified and experienced conservation / landscape architect is required. These may include site specific reports from government bodies with a remit for heritage, such as Heritage New Zealand Pouhere Taonga and the Department of Conservation.

26.2.2 For sites of significance to Maori, a detailed assessment of the extent of the site and related values must be obtained from the appropriately mandated iwi.

26.2.3 For individual buildings and structures, a report from a suitably qualified conservation architect, using the Council's criteria, and for Category 1 features a Conservation Plan is encouraged. Any Conservation Plan shall be prepared in accordance with Heritage New Zealand's best practice guidelines.

26.2.4 For archaeological sites, a detailed assessment by a suitably qualified and experienced archaeologist.

Point Number	426.5	Provision:	1059-26 Historic Heritage > 1066-26.3 Information Requirements > 1067-26.3.1 Archaeology Alert Layer
Position:	Support		
Summary of Submission	Adopt section 26.3.1		

Point Number	426.6	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1
Position:	Support		
Summary of Submission	Adopt Objective 26.5.1 and Policies 26.5.1.1 – 26.5.1.3		

Point Number	426.7	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with amendment. Adopt Objective 26.5.2 and Policies & 26.5.2.2 Amend Policy 26.5.1 as follows: Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that do not permanently adversely affect heritage values, <u>including through incremental change.</u>		

Point Number	426.8	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1082-26.5.3 Objective 3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with amendment. Adopt Objective 26.5.3 and Policies 26.5.3.1 – 26.5.3.4 with the amendment outlines below: 26.5.3.4 Avoid <u>unnecessary</u> duplication of consents with other statutory bodies on archaeological sites.		

Point Number	426.9	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1087-26.5.4 Objective 4
Position:	Support		
Summary of Submission	Adopt Objective 26.5.4 and Policies 26.5.4.1-26.5.4.3		

Point Number	426.10	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules
Position:	Support		
Summary of Submission	Adopt Section 26.6 except for the amendments requested elsewhere in this submission.		

Point Number	426.11	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1092-26.6.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with amendment. Amend section 26.6.1 paragraph 2 as follows: This includes . . . The replacement items should be of the original or, <u>if not achievable</u> , closely matching material, colour, texture, form and design.		

Point Number	426.12	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1092-26.6.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with amendment. Amend section 26.6.1 paragraph 2 as follows: This includes . . . The replacement items should be of the original or, <u>if not achievable</u> , closely matching material, colour, texture, form and design.		

Point Number	426.13	Provision:	1059-26 Historic Heritage > 1151-26.12 Heritage Landscapes
Position:	Support		
Summary of Submission	Adopt provisions relating to heritage landscapes: 26.6 Table 6 & 26.12		

Point Number	426.14	Provision:	1059-26 Historic Heritage
Position:	Support		
Summary of Submission	Adopt provisions which recognise and protect heritage settings as notified, including but not necessarily limited to: • Heritage Precincts • Heritage Landscapes		

- Sites of Significance to Maori (to be confirmed)
- 26.6.2
- 26.6.4
- 26.6.7
- 26.6.15
- **26.6.21**
- **27.5.1.4**
- **27.5.1.6**

Point Number	426.15	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1097-26.6.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amendment sought. Refer to Appendix B of the HNZ submission for proposed rule framework for archaeological sites listed in section 26.10.		

Point Number	426.16	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1099-26.6.8
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with amendments. Review section 26.8 providing further detail in relation to the 'key features to be protected.' Include reference to the heritage precinct background reports as a source of further detail/guidance regarding precinct values.		

Point Number	426.17	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1102-26.6.11
Position:	Support		
Summary of Submission	Adopt section 26.11		

Point Number	426.20	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amendment sought.		

Amend Schedule 26.9 ref. 34 with the following details:

- Rationalise items 34, 703 & 704 (by deleting items 703 & 704) into one entry under the following details -

Description: Invincible Mine and Buddle sites

Legal description: Sections 1 and 2 Blk XII Earnslaw SD, SO 18563 (Invincible Mine Historic Reserve, NZ Gazette 1979 p.570) Otago Land District

Heritage New Zealand Cat/No: 2/5603 & 5604

Point Number	426.21	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amendment sought. Amend section 26.9 ref. 67 as follows: Description: <u>Pleasant Terrace Workings</u>, Sainsbury's House <u>and Outbuilding</u>, Skippers Mt Aurum Recreational Reserve. Heritage New Zealand Cat/No: ##5176 I/5175 QLDC Cat: 3 <u>1</u>		

Point Number	426.22	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amendment sought. Amend section 26.9 ref. 67 as follows: Description: <u>Pleasant Terrace Workings</u>, Sainsbury's House <u>and Outbuilding</u>, Skippers Mt Aurum Recreational Reserve. Heritage New Zealand Cat/No: ##5176 I/5175 QLDC Cat: 3 <u>1</u>		

Point Number	426.23	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amendment sought. Amend Schedule 26.9 column headed HNZ Cat/No for item 131 as follows: # <u>1</u> /2240		

Point Number	426.24	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amendment sought. Add New Zealand Heritage List reference <u>5176</u> and Category <u>2</u> to the column headed HNZ Cat/No for item 139.		

Point Number	426.25	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amendment sought. Amend Section 26.9 ref 140 as follows: Description: Bullendale Township <u>Bullendale Hydro Electric Dynamo and Mining site.</u> Legal Description: Section 148 Block XI Skippers Creek SD (2907300400) (<u>Recreation Reserve, NZ Gazette 1985, p.5386</u>) and Pt Legal Road (Bullendale Track) HNZ Cat/No: <u>1/5601</u> Amend Section 26.10 as follows: <u>Delete entries 701 & 702</u>		

Point Number	426.26	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amendment sought. Amend section 26.9 ref 543 column headed HNZ Cat/No for item 543 as follows: <u>#2/2239</u>		
Point Number	426.27	Provision:	1059-26 Historic Heritage > 1149-26.10 Archaeological sites
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amendment sought. Amend section 26.10 entry 705 as follows: Legal Description: Crown Land Block VI Upper Wakatipu <u>Pt Recreation Reserve C, Blk II Upper Wakatipu SD (NZ Gazette 1891 p.790), Otago Land District</u> Amend map symbol 705 on Map 09 to show the correct location for this site.		
Point Number	426.28	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Addition requested. Add the following item to Section 26.9: Description: Gratuity Cottage, 9 Gorge Rd, Queenstown Legal Description: Lot 1 DP 12476 HNZ Cat/No: 2/2339 QLDC Cat: 2		
Point Number	426.29	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and

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

Summary of Submission

Addition requested.

Add the following item to Section 26.10:

Description: Sew Hoy's Big Beach Claim

Legal Description: Legal river

HNZ Cat/No: Historic Area/7545

Point Number 426.30 **Provision:** 1059-26 Historic Heritage > 1149-26.10 Archaeological sites

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

Summary of Submission

Addition requested.

Add the following item to Section 26.10:

Description: Wong Gong's Terrace Historic Area

Legal Description: Pt Run 27 (CT OTA2/1228)

HNZ Cat/No: Historic Area/7549

Point Number 426.31 **Provision:** 1059-26 Historic Heritage > 1149-26.10 Archaeological sites

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

Summary of Submission

Addition requested.

Add the following item to Section 26.10:

Description: Reko's Point Chinese Goldmining Sites.

Legal Description: Reko's Point Conservation Area & Lot 2 DP 26911 Otago Land District

Point Number 426.32 **Provision:** 1059-26 Historic Heritage > 1149-26.10 Archaeological sites

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

Summary of Submission

Addition requested.

Add the following item to Section 26.10:

Description: Roaring Meg Bridge Abutment.

Legal Description: Road Reserve, State Highway 6.

Point Number	426.33	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Support		
Summary of Submission	Adopt sections 26.9 & 26.10 in regards to the inclusion of the following new heritage items: • Kinloch Jetty and wharf building (ref. 239) • Marshall Cottage (ref. 240) • Kwararau Falls Dairy and meat store (241) • Threepwood Stables (ref. 242) • Miller's Flat Church (re. 250) • Former Methodist Church (ref. 251) • Shanahan's Cottage (ref. 252) • Stone Cottage (ref. 253) • Old Butchery (ref. 500) • Old House site (ref. 714)		

Point Number	426.34	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amendments sought. In section 26.9, amend the QLDC category of the following items from Category 2 to Category 1: • 40 Kwararau Falls Bridge - QLDC Cat 2 <u>1</u> • 45 Skippers Bridge – QLDC Cat 2 <u>1</u> In section 26.9, amend the QLDC category of the following items from Category 3 to Category 2: • 56 Hulbert House – QLDC Cat 3 <u>2</u>		

- 76 Mill House – QLDC Cat 3 2
- 77 Oast House – QLDC Cat 3 2
- 79 Tomanovitch Cottage – QLDC Cat 3 2
- 91 Kinross Store and Buildings – QLDC Cat 3 2

Point Number	426.35	Provision:	1059-26 Historic Heritage > 1151-26.12 Heritage Landscapes > 1159-26.12.4 Moke Lake and Sefferton Heritage Landscape
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Review and confirm correct and consistent boundary for Seffertown and Moke Lake Heritage Landscape as shown in section 26.12.4 and on maps 9, 10, 12 & 13.		

Submitter Number:	503	Submitter:	DJ and EJ Cassells, The Bulling Family, The Bennett Family, M Lynch
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	503.1	Provision:	1059-26 Historic Heritage
Position:	Oppose		
Summary of Submission	Recognise the special and heritage character of the area with the Wakatipu Gardens by adding a special character overlay over the area and specific reference to the area in Chapter 26 as a 'Area of Special Character'. The effect of the character overlay should be to protect the townscape / landmark value of the precinct, the individual principal historic buildings for their form, scale, materials and significance, the group value of the buildings and their relationship with the Wakatipu Gardens.		

Submitter Number:	506	Submitter:	Friends of the Wakatipu Gardens and Reserves Incorporated
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	506.1	Provision:	1059-26 Historic Heritage
Position:	Not Stated		
Summary of Submission	Recognise the special and heritage character of the area with the Wakatipu Gardens by adding a special character overlay over the area and specific reference to the area in Chapter 26 as a 'Area of Special Character'. The effect of the character overlay should be to protect the townscape / landmark value of the precinct, the individual principal historic buildings for their form, scale, materials and significance, the group value of the buildings and their relationship with the Wakatipu Gardens.		

Submitter Number:	516	Submitter:	MacFarlane Investments
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		
Point Number	516.5	Provision:	1059-26 Historic Heritage
Position:	Oppose		
Summary of Submission	Amend the proposed plan and Map 36 as follows: 1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course. OR 2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block. AND 3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions the same effect as PC 50, for the Isle Street Block.		

Submitter Number:	517	Submitter:	John Thompson
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-

Address: PO Box 201, Queenstown, New Zealand, 9349

Point Number 517.5 **Provision:** 1059-26 Historic Heritage

Position: Oppose

Summary of Submission

Amend the proposed plan and Map 36 as follows:

1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course.

OR

2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block.

AND

3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions the same effect as PC 50, for the Isle Street Block.

Submitter Number: 519 **Submitter:** New Zealand Tungsten Mining Limited

Contact Name: Maree Baker-Galloway **Email:** maree.baker-galloway@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9349

Point Number 519.53 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1

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

Summary of Submission

Support with amendment.

Amend Objective 26.5.1 as follows:

To recognise and protect, maintain and enhance historic heritage features in the District when managing from adverse effects of land use, subdivision and development.

Point Number	519.54	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1 > 1077-26.5.1.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with amendment. Amend Policy 26.5.1.2 as follows: Protect, <u>maintain and enhance</u> historic heritage features <u>when managing against</u> adverse effects of land use and development, including cumulative effects, proportionate to their level of significance.		
Point Number	519.55	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1087-26.5.4 Objective 4
Position:	Not Stated		
Summary of Submission	(Add) New Policy 26.5.4.4 <u>Encourage and enable the continuation of the activity or activities that created the heritage landscape in a manner that avoids, remedies or mitigates adverse effects on significant heritage features, while also allowing for those features to be added to and complemented by modern day examples of the historic activity.</u>		
Point Number	519.56	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2 > 1080-26.5.2.1
Position:	Not Stated		
Summary of Submission	Amend Policy 26.5.2.1 as follows: Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that <u>either add to heritage values</u> or do not permanently adversely affect the heritage values and are in accordance with best practice.		
Point Number	519.57	Provision:	1059-26 Historic Heritage > 1151-26.12 Heritage Landscapes > 1168-26.12.7 Glenorchy
Position:	Not Stated		

Summary of Submission

Amend 26.12.7 Glenorchy as follows:

The Glenorchy Heritage Landscape (GHL) is significant for its specific scheelite mining activities ~~that extended from the 1880's until the 1980's which have left a significant group of mine sites and infrastructure, along with a~~ that have produced a sequence of mining evidence that follows the mining cycle which began here in the 1880's and will continue to exist onto the future. These activities have produced a complex of sites along with a unique social history of the people who worked there. They in turn, represent the hard won and sometimes fruitless endeavours of a close knit community of miners that spanned a hundred years of mining at Glenorchy and continues to this day. The GHL encompasses the majority of historic mining locations, tracks, cableway and sections of water races that represented a primary scheelite producing area in New Zealand. The combination of private and state-owned mines is also a unique part of the GHL's history in the ubiquitous and contemporary mining industry within the Queenstown Lakes District. Overall, the scheelite mining symbolised by the GHL is of national heritage significance.

It is recognised in this area that the GHL retains potential for exploration and mining, and it is appropriate to enable mining in such cases.

Point Number	519.58	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1106-26.6.15
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission

Oppose in part.

Amend the introductory wording, and activity rule 26.6.15

Any activity that is not Permitted requires resource consent, The Activity Table specifies when an activity requires a resource consent and any activity that is not specifically identified in a level of activity, but breaches a standard, requires resource consent as a Discretionary activity.

26.6.15

Development

Works including earthworks, signage, new buildings and structures.

Point Number	519.59	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1112-26.6.21
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Position:	Not Stated
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Summary of Submission

Amend Standard 26.6.21:

- ~~Development in heritage landscapes~~ Earthworks over 2000m³ (but excluding farm track access, fencing, firebreaks, and public use tracks, exploration and prospecting).
- Buildings and structures over ~~5~~ 10 m² in footprint.
- Subdivision.
- Forestry.
- Removal or destruction of any heritage feature that ~~contribute to the values of the~~

~~heritage landscape and~~ is referred to in the statement of significance.

Point Number	519.60	Provision:	1059-26 Historic Heritage > 1151-26.12 Heritage Landscapes > 1170-26.12.9 Key features to be protected
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Supported in part. Amend Rules 26.12.9 as follows:
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~~26.12.9.1 Significant heritage mining entrances, mining huts, the cableway and track ways within the GHL boundary (including the Black Peak Mine).~~

~~26.12.9.2 The mine sites entrances along the Mount Judah Road.~~

~~26.12.9.3 All other known archaeological sites and historic places within the GHL.~~

Submitter Number:	524	Submitter:	Ministry of Education
Contact Name:	Julie McMinn	Email:	julie.mcminn@opus.co.nz
Address:	Private Bag 1913, Dunedin, New Zealand, 9054		

Point Number	524.38	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1087-26.5.4 Objective 4
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Position:	Support
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Summary of Submission	retain
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Point Number	524.39	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1087-26.5.4 Objective 4 > 1090-26.5.4.3
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Position:	Support
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Summary of Submission	Retain		
Point Number	524.40	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1092-26.6.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part Relief sought: ... This includes minor repair of building materials and includes replacement of minor components such as individual bricks, cut stone, timber sections, roofing and glazing. The replacement items should be of the original or closely matching material, colour, texture, form and design <u>where practicable or appropriate.</u>		
Point Number	524.41	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1098-26.6.7
Position:	Oppose		
Summary of Submission	Relief Sought Delete Rule 26.6.7		

Submitter Number:	596	Submitter:	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited
Contact Name:	Tim Williams	Email:	tim@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	596.3	Provision:	1059-26 Historic Heritage
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part.		

The Proposed District Plan is modified so:

- Protected Feature No.38 is identified on Proposed Planning Map 36,
 - The Queenstown Court House Historic Heritage Precinct excludes the Pig 'n' Whistle building
-

Submitter Number:	598	Submitter:	Straterra
Contact Name:	Bernie Napp	Email:	bernie@straterra.co.nz
Address:	PO Box 10-668, Wellington, New Zealand, 6143		

Point Number	598.48	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Objective 26.5.1 is supported subject to the following amendments: Objective 26.5.1 To recognise and protect, <u>maintain and enhance</u> historic heritage features in the District <u>when managing from</u> the adverse effects of land use, subdivision and development.		

Point Number	598.49	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1 > 1077-26.5.1.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Policy 26.5.1.2 is supported subject to the following amendments: Policy 26.5.1.2 Protect, <u>maintain and enhance</u> historic heritage features <u>when managing against</u> adverse effects of land use and development, including cumulative effects, proportionate to their level of significance.		

Point Number	598.50	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1 > 1078-26.5.1.3
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission

Policy 26.5.1.3 is supported subject to the following amendments:

Policy 26.5.1.3

Require the remedying and mitigation of development affecting historic heritage, where it cannot be reasonably avoided, to ~~be proportionate to the level of significance of the feature~~ meet the requirements of authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

Point Number

598.51

Provision:

1059-26 Historic Heritage > 1151-26.12 Heritage Landscapes > 1154-26.12.3 Key Features to be protected > 1157-26.12.3.3

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

26.12.3.3 is supported subject to the following amendments:

26.12.1 Skippers Heritage Landscape

26.12.3 Key Features to be protected

26.12.3.3

Representative examples of other ~~All other~~ known archaeological sites, including sluiced terraces.

Point Number

598.52

Provision:

1059-26 Historic Heritage > 1151-26.12 Heritage Landscapes > 1159-26.12.4 Moke Lake and Sefferton Heritage Landscape

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Provision 26.12.4 is supported subject to amendments specified in full submission

Point Number

598.53

Provision:

1059-26 Historic Heritage > 1151-26.12 Heritage Landscapes > 1168-26.12.7 Glenorchy

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Provision 26.12.7 is supported subject to amendments specified in full submission

Point Number

598.54

Provision:

1059-26 Historic Heritage > 1151-26.12 Heritage Landscapes > 1174-26.12.10 Macetown

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Provision 26.12.10 is supported subject to the provisions outlined In the full submission

Submitter Number:	600	Submitter:	Federated Farmers of New Zealand
Contact Name:	David Cooper	Email:	dcooper@fedfarm.org.nz
Address:	PO Box 5242, Dunedin, New Zealand, 9058		
Point Number	600.99	Provision:	1059-26 Historic Heritage > 1060-26.1 Purpose
Position:	Support		
Summary of Submission	The Purpose is adopted as proposed.		
Point Number	600.100	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2
Position:	Support		
Summary of Submission	Objective 26.5.2 is adopted as proposed.		
Point Number	600.101	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1112-26.6.21
Position:	Support		
Summary of Submission	Activity 26.6.21 is adopted as proposed.		

Submitter Number:	604	Submitter:	Jackie Gillies & Associates
Contact Name:	Jackie Gillies	Email:	jackie@jackiegillies.co.nz
Address:	PO Box 213, New Zealand, 9348		
Point Number	604.3	Provision:	1059-26 Historic Heritage > 1060-26.1 Purpose

Position:	Support		
Summary of Submission	General support.		
Point Number	604.4	Provision:	1059-26 Historic Heritage > 1061-26.2 Identification and Protection
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend; Council should include definitions of Category 1, 2 and 3.		
Point Number	604.5	Provision:	1059-26 Historic Heritage > 1061-26.2 Identification and Protection > 1064-26.2.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend: There is no indication as to what the 'Council's criteria' are or where these might be accessed. Council should include their criteria or provide a reference as to where this might be accessed.		
Point Number	604.6	Provision:	1059-26 Historic Heritage > 1066-26.3 Information Requirements
Position:	Support		
Summary of Submission	General support.		
Point Number	604.7	Provision:	1059-26 Historic Heritage > 1066-26.3 Information Requirements
Position:	Support		
Summary of Submission	Early consultation is supported.		
Point Number	604.8	Provision:	1059-26 Historic Heritage > 1066-26.3 Information Requirements > 1067-26.3.1 Archaeology Alert Layer
Position:	Support		

Summary of Submission	General support.		
Point Number	604.9	Provision:	1059-26 Historic Heritage > 1068-26.4 Other Relevant Provisions
Position:	Support		
Summary of Submission	General support.		
Point Number	604.10	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend: Insert new clause as contained in submission.		
Point Number	604.11	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2
Position:	Support		
Summary of Submission	General support.		
Point Number	604.12	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1082-26.5.3 Objective 3
Position:	Support		
Summary of Submission	General support.		
Point Number	604.13	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1082-26.5.3 Objective 3 > 1084-26.5.3.2
Position:	Not Stated		
Summary of Submission	Consultation with Tangata Whenua should be carried out and a full list and map prepared showing these sites. If this is Map 40 this is insufficient.		

Point Number	604.15	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2 > 1080-26.5.2.1
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Amend: See proposed amendments to clauses 26.2 and 26.3. (re How is 'permanently adversely affected' assessed?)
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Point Number	604.16	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1087-26.5.4 Objective 4 > 1090-26.5.4.3
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Amend: Include financial incentives for earthquake strengthening and / or reductions in activity standards on a case by case basis.
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Point Number	604.17	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules
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Position:	Support
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Summary of Submission	The format of these rules (Tables 1 – 6) is very clear. Supported.
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Point Number	604.18	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Amend; Note 2 - should relate to Table 3, not Table 1. Move Note 2 to Table 3.
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Point Number	604.19	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1095-26.6.4
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Position:	Support
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Summary of Submission	New clause relating specifically to relocation is particularly useful and is supported since this is absent from the Operative Plan. Supported		
Point Number	604.20	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1095-26.6.4
Position:	Oppose		
Summary of Submission	Cat 3 buildings should also be NC.		
Point Number	604.21	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1096-26.6.5
Position:	Oppose		
Summary of Submission	See proposed amendments to clauses 26.2 and 26.3.		
Point Number	604.22	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1098-26.6.7
Position:	Support		
Summary of Submission	New clause relating to "Setting" is supported.		
Point Number	604.23	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1098-26.6.7
Position:	Oppose		
Summary of Submission	Omit "curtilage and ..." from heading.		
Point Number	604.24	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1098-26.6.7
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Aend, by adding the following; "Works affecting the historic setting of the site should be avoided. The heritage value of the setting should be identified on a case by case basis and any works that adversely affect that setting should be avoided. Works may include earthworks, signage, structures."		

Point Number	604.25	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1098-26.6.7
Position:	Support		
Summary of Submission	Activity status for each category (1/2/3) supported (D/RD/RD)		
Point Number	604.26	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1099-26.6.8
Position:	Oppose		
Summary of Submission	All activity status ratings should relate to the individual ratings of the buildings concerned. (26.6.8.-14)		
Point Number	604.27	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1099-26.6.8
Position:	Oppose		
Summary of Submission	Delete reference to other contributor(buildings that are not individually listed.(26.6.8 & 14)		
Point Number	604.28	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1101-26.6.10
Position:	Oppose		
Summary of Submission	Not supported (see above 26.6.4)		
Point Number	604.29	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1102-26.6.11
Position:	Oppose		
Summary of Submission	Consultation with Tangata Whenua should be carried out and a full list and map prepared showing these sites.		
Point Number	604.30	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1107-26.6.16
Position:	Oppose		
Summary of Submission	Consultation with Tangata Whenua should be carried out and a full list and map prepared showing these sites.		

Point Number	604.31	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1108-26.6.17
Position:	Oppose		
Summary of Submission	Reword all clauses in Table 5 to clarify what is affected under the District Plan. and what is being referred to in this section. A definition of an archaeological site and an outline of the requirements of the Act should be included.		
Point Number	604.32	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1112-26.6.21
Position:	Support		
Summary of Submission	Supported.		
Point Number	604.33	Provision:	1059-26 Historic Heritage > 1113-26.7 Non-notification
Position:	Support		
Summary of Submission	Supported.		
Point Number	604.34	Provision:	1059-26 Historic Heritage > 1114-26.8 Precincts
Position:	Support		
Summary of Submission	Supported.		
Point Number	604.35	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Clarification that the protection applies to the historic part of a building and not recent additions would be helpful in many cases. This might either be stated at the beginning of the schedule or added individually as required.		
Point Number	604.36	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features

Position:	Oppose		
Summary of Submission	18 Transit of Venus site - currently Cat 2 - recommend Cat 3. The site should be rated at a similar level to Items 20 and 21 as they have similar characteristics and heritage values. Cat 2 downgrade to Cat 3		
Point Number	604.37	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	32 Frankton Mill site - this is an archaeological site and is more appropriately covered by the HNZPT Act 2014. There are no built features remaining. AA Possibly delete from schedule.		
Point Number	604.38	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	37 TSS Earnslaw - the description should clearly state it is the ship that is protected. The current description with 'berthing located at' as may be misconstrued. Add brackets around address.		
Point Number	604.39	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	44 and 47 Stone Cemetery walls (Queenstown & Frankton) - should have the same rating, both 3. 44 – Cat 3 47 – Cat 3 (down from 2)		
Point Number	604.40	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	49 Brunswick Flour Mill – this reads as though it includes the Mill as well which no longer exists. OMIT the comma between Mill and Turbine.		

Point Number	604.41	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	56 Hulbert House - this should be upgraded to Cat 2. This rating more closely ascribes its high heritage values. This would a Cat 1 but for the recent modifications. AA Cat 3 upgrade to Cat 2		

Point Number	604.42	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	58 Stone building, 17, Brisbane Street. Cat 2 downgrade to Cat 3		

Point Number	604.43	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	59 McNeill cottage - this should be downgraded to Cat 3 since only the external walls and roof remain of the original cottage. Cat 2 downgrade to Cat 3		

Point Number	604.44	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	63 28 Park Street - this should be upgraded to a Cat 2 due to its high heritage significance and unmodified character of the original cottage. AA Cat 3 upgrade to Cat 2		

Point Number	604.45	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		

Summary of Submission	65 Q Bowling Club - this should be down graded to a Cat 3. CP Cat 2 downgrade to Cat 3		
Point Number	604.46	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	68 Glenarm Cottage, 50, Camp Street. (Increasing rarity as cottage in town centre, unmodified internally and externally.) Cat 2 upgrade to Cat 1		
Point Number	604.47	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	70 Threepwood. This listing should be split into 2 separate entries to reflect different characteristics of each building. CP Amend description to allow for different gradings of house and woolshed. 70a) Threepwood timber villa - Cat 2 70b) Threepwood stone woolshed -Cat 3		
Point Number	604.48	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	80 Tomes cottage - this should be upgraded to Cat 2 (it is a rare remaining example of a mud brick cottage from the gold mining era.) Cat 3 upgrade to Cat 2.		
Point Number	604.49	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	81 Arcadia - this should be upgraded to a Cat 1. It is a rare and unmodified grand house of considerable historical and architectural significance. There are no others of its calibre in the District. If compared to Items 63 or 56 for example, its significance is much greater.		

Further research is required.
Cat 2 upgrade to Cat 1.

Point Number	604.50	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
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Position:	Oppose
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Summary of Submission	84 172 Arthurs Point - this has been demolished (Arthurs Point Tavern). Delete from schedule.
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Point Number	604.51	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
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Position:	Oppose
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Summary of Submission	85 Boyne Building, 11 Ballarat Street Delete "Queenstown Supermarket"
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Point Number	604.52	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
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Position:	Oppose
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Summary of Submission	87 ? Missing from schedule?
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Point Number	604.53	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
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Position:	Oppose
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Summary of Submission	89 5, Brisbane Street Delete "NZ Forest Service Building".
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Point Number	604.54	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
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Position:	Oppose
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Summary of	91
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Submission	Kinross - this should be amended to read 'Kinross STONE buildings, not store. The small timber framed miner's cottage should also be added to the description. CP Amend wording from “store” to “stone” and add “amd small timber miner’s cottage”.		
Point Number	604.55	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	97 Former Glacier Hotel Clarify listing - 3 or 2?		
Point Number	604.56	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	100 St Peters Parish Hall Delete “5 Earl Street” Add “? Camp Street” Amend map 36		
Point Number	604.58	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Not Stated		
Summary of Submission	101 St Peter's Parish Centre - this should be upgraded to Cat 2. It has high historical, spiritual, social and technological significance. CP Cat 3 upgrade to Cat 2.		
Point Number	604.59	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	107 Courthouse Interior now much modified. Cat 1 downgrade to Cat 2		

Point Number	604.60	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	109 Glenorchy Old School Building - this has been relocated to Paradise. AA Amend map 25 and address.		
Point Number	604.61	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	111 Ayrburn - the listing for the homestead and the stone farm buildings should separated as shown. 111a) Ayrburn Homestead, timber villa and stone garage (original cottage) - Cat 2. 111b) Ayrburn stone stables/woolshed - Cat 2. 111c) Ayrburn stone cart shed - Cat 1 (very rare extant example of its type). 111d) Ayrburn stone dairy building - Cat 3.		
Point Number	604.62	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	115 Crown Lodge - add address.		
Point Number	604.63	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	131 Thurlby Domain - this should be upgraded to a Cat 1 due to its rarity in the district and its high historical, architectural, social, group, setting and technological significance. Cat 2 upgrade to Cat 1.		
Point Number	604.64	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	133 Eureka House, 17 Ballarat Street.		

Façade and building, (compare 86, 5 Ballarat Street.)
Add "building" to description,
Delete "façade"

Point Number	604.65	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	226 Paradise House - CP Add Cat 1 Historic Place on the HNZPT List (ref 7766)		

Point Number	604.66	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	227 Cottage, Coll Street, Glenorchy - Does this cottage still exist?		

Point Number	604.67	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	242 Threepwood Stables This should be upgraded to a Cat 1 due to its high heritage significance and unmodified state. CP Cat 2 upgrade to Cat 1.		

Point Number	604.68	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Oppose		
Summary of Submission	253 253, Centennial Avenue, Arrowtown Assessment carried out 2015 Should be Cat 2		

Point Number	604.69	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
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Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Include the following: Butchery, Tuohy's Gully Millbrook Stables and Blacksmiths shop. Gratuiti Cottage, 9 Gorge Road, Queenstown Cat 3 13, 15 Stanley Street, Queenstown. Cat 3 32 Park Street, Queenstown Cat 3 Queenstown Gardens Gates. Cat 2 Queenstown Campground Cabins Cat 3 / Precinct / Character Area		
Point Number	604.70	Provision:	1059-26 Historic Heritage
Position:	Oppose		
Summary of Submission	Insert additional and modified clauses to sections 26.2 and 26.3 (See full submission for text)		

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	621.93	Provision:	1059-26 Historic Heritage > 1061-26.2 Identification and Protection > 1062-26.2.1.
Position:	Not Stated		
Summary of Submission	Delete requirement for "<i>a report from an appropriately qualified and experienced conservation / landscape architect</i>" or amend provision to clarify precisely what a "<i>appropriately qualified and experienced conservation / landscape architect</i>" entails.		

Point Number	621.94	Provision:	1059-26 Historic Heritage > 1061-26.2 Identification and Protection > 1064-26.2.3
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Position:	Not Stated
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Summary of Submission	Delete requirement for “a report from an appropriately qualified and experienced conservation / landscape architect” or amend provision to clarify precisely what a “appropriately qualified and experienced conservation / landscape architect” entails.
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Point Number	621.95	Provision:	1059-26 Historic Heritage > 1061-26.2 Identification and Protection > 1065-26.2.4
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Position:	Not Stated
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Summary of Submission	Delete requirement for “a report from an appropriately qualified and experienced conservation / landscape architect” or amend provision to clarify precisely what a “appropriately qualified and experienced conservation / landscape architect” entails.
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Point Number	621.96	Provision:	1059-26 Historic Heritage > 1066-26.3 Information Requirements > 1067-26.3.1 Archaeology Alert Layer
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Position:	Not Stated
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Summary of Submission	Ensure the Archaeology Alert Layer is correct and can be easily amendment if required.
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Point Number	621.97	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies
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Position:	Not Stated
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Summary of Submission	Insert new policy to recognise that engineering and safety standards are constantly evolving hence to ensure the continued use of heritage structures and buildings the structures may need to be modified or be re-engineered. Suggested wording is as follows: Recognise that the continued use of heritage structures and buildings may need to be modified or be re-engineered as engineering and safety standards evolve.
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Point Number	621.98	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1082-26.5.3 Objective 3 > 1085-26.5.3.3
Position:	Not Stated		
Summary of Submission	Amend policy as follows: Identify Recognise and protect the different layers of history within heritage landscapes and the relationship between these layers to retain their cultural meaning and values, recognising that in some instances all the different layers within heritage landscapes cannot be protected and priority may have to be given to a particular layer.		
Point Number	621.99	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1087-26.5.4 Objective 4 > 1090-26.5.4.3
Position:	Not Stated		
Summary of Submission	Amend policy as follows: Enable Accept that ongoing improvements to buildings and structures, including earthquake strengthening and other safety measures, which will assist in providing for their ongoing use and longevity.		
Point Number	621.100	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1092-26.6.1
Position:	Not Stated		
Summary of Submission	Amend rule to clarify repairs and maintenance to structures is permitted. Suggested wording is as follows: Repairs and maintenance Minor repairs and maintenance on all protected buildings and features, including structures, contributory and non-contributory buildings in heritage precincts...		
Point Number	621.101	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules
Position:	Not Stated		

Summary of Submission	Insert a new rule or exemption clause to clarify that the rules do apply to works associated with the “TSS Earnslaw” and that any such works are a permitted activity.		
Point Number	621.102	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1095-26.6.4
Position:	Not Stated		
Summary of Submission	Amend rule to change activity status to ensure onsite relocation is not prohibited and is provided for, preferably as a restricted discretionary activity matter with discretion restricted to the effects on heritage values and consideration of the benefits associated with the relocation.		
Point Number	621.103	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1098-26.6.7
Position:	Not Stated		
Summary of Submission	Delete rule (in the first instance) or delete reference to “setting” and amend the rule to exclude development associated with the use of the protected feature, which should be permitted or controlled.		
Point Number	621.104	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules
Position:	Not Stated		
Summary of Submission	Delete rules in Table 5		
Point Number	621.105	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Not Stated		
Summary of Submission	Amend #3 (map #37) as required so that the “Slipway and Cradle are “category 3”, not “category 2”. Insert a new row and reference if required.		

Submitter Number:	635	Submitter:	Aurora Energy Limited
Contact Name:	Joanne Dowd	Email:	joanne.dowd@thinkdelta.co.nz
Address:	PO Box 1404, Dunedin, New Zealand, 9054		

Point Number	635.33	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part Amend Objective 26.5.1 as follows: To recognise and protect historic heritage features in the District from the adverse effects of <u>inappropriate</u> land use, subdivision and development.		

Point Number	635.34	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1 > 1078-26.5.1.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part Retain Policy 26.5.1.3		

Submitter Number:	672	Submitter:	Watertight Investments Ltd
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	672.20	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Objective 26.5.1 as follows: Objective - <i>"To recognise and protect historic heritage features in the District from the adverse effects of <u>inappropriate</u> land use, subdivision and development."</i>		

Point Number	672.21	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1 > 1077-26.5.1.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 26.5.1.2 as follows: " <i>Protect historic heritage features against adverse effects of land use and <u>inappropriate</u> development, including cumulative effects, proportionate to their level of significance.</i> "		

Point Number	672.22	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2 > 1080-26.5.2.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 26.5.2.1 as follows: <i>"Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that do not <u>avoid, remedy or mitigate permanently</u> adversely a <u>effects on</u> heritage values and are in accordance with best practice.</i>		

Point Number	672.23	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1093-26.6.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend rule 26.6.2 so that subdivision of any site containing all or part of a protected feature is a restricted discretionary activity, restricted to the impact of the proposed subdivision on the heritage values of the protected item(s).		

Point Number	672.24	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1094-26.6.3
Position:	Oppose		
Summary of Submission	Delete Rule 26.6.3.		

Point Number	672.25	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1095-26.6.4
Position:	Oppose		
Summary of Submission	Delete Rule 26.6.4, as it is overly restrictive and is not necessary		

Point Number	672.26	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1096-26.6.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Rule 26.6.5 as follows: " <u>Demolition, relocation, or E-external alterations to buildings listed in table 26.9</u> and delete the remainder as follows " Works affecting the fabric or characteristics of buildings and features. Additions to buildings such as signs, lighting and street furniture are also included... " in order to incorporate rules 26.6.3 and 26.6.4 into this rule.		
Point Number	672.27	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1097-26.6.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Rule 26.6.6 as follows: " <u>Internal alterations to buildings listed in table 26.9</u> " and delete the following: Works affecting the historic fabric or characteristics of a building including (but not limited to) the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building or object.		
Point Number	672.28	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1098-26.6.7
Position:	Oppose		
Summary of Submission	Delete Rule 26.6.7		
Point Number	672.29	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1108-26.6.17
Position:	Oppose		
Summary of Submission	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17- 26.6.20) as they add unnecessary regulation on matters already covered by other legislation; are problematic, requiring a subjective assessment of the scale of effects in order to determine activity status; and would be more efficient and equally effective to delete them. See uploaded submission - point 27		
Point Number	672.30	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1109-26.6.18
Position:	Oppose		
Summary of Submission	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17- 26.6.20) as they add unnecessary regulation on matters already covered by other legislation; are problematic, requiring a subjective assessment of the scale of effects in order to determine activity status; and would be more efficient and equally effective to delete them. See uploaded submission - point 27		

Point Number	672.31	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1110-26.6.19
Position:	Oppose		
Summary of Submission	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17- 26.6.20) as they add unnecessary regulation on matters already covered by other legislation; are problematic, requiring a subjective assessment of the scale of effects in order to determine activity status; and would be more efficient and equally effective to delete them.		

Point Number	672.32	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1111-26.6.20
Position:	Oppose		
Summary of Submission	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17- 26.6.20) as they add unnecessary regulation on matters already covered by other legislation; are problematic, requiring a subjective assessment of the scale of effects in order to determine activity status; and would be more efficient and equally effective to delete them.		

Point Number	672.33	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Reclassify Glenarm Cottage to be a Category III item within Table 26.9 and make any such consequential amendments necessary.		

Point Number	672.34	Provision:	1059-26 Historic Heritage
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Retain all provisions in Section 26 not otherwise submitted on as notified, unless they duplicate other provisions in which case they should be deleted.		

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	688.16	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Objective 26.5.1 as follows: Objective - To recognise and protect historic heritage features in the District from the adverse effects of <u>inappropriate</u> land use, subdivision and development.		
Point Number	688.17	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1 > 1077-26.5.1.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 26.5.1.2 as follows: Protect historic heritage features against adverse effects of land use and <u>inappropriate</u> development, including cumulative effects, proportionate to their level of significance.		
Point Number	688.18	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2 > 1080-26.5.2.1
Position:	Support		
Summary of Submission	Amend Policy 26.5.2.1 as follows: Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that do not avoid, remedy or mitigate permanently adversely <u>a effects on</u> heritage values and are in accordance with best practice.		
Point Number	688.19	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1093-26.6.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend rule 26.6.2 so that subdivision of any site containing all or part of a protected feature is a restricted discretionary activity, not discretionary. Discretion should be restricted to the impact of the proposed subdivision or development on the heritage values of the protected item(s).		
Point Number	688.20	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1094-26.6.3
Position:	Oppose		
Summary of Submission	Delete Rule 26.6.3 as follows:		

~~Demolition – Works that result in damage, substantial removal from the site, destruction of any, or all, significant elements of the historic fabric or characteristics of a building or feature, involving (but not limited to) the removal or replacement of walls, windows, ceilings, floors, roofs and any associated additions.~~

Point Number	688.21	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1096-26.6.5
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend Rule 26.6.5 as follows:

Demolition, relocation, or external alterations to buildings listed in table 26.9 :

~~Works affecting the fabric or characteristics of buildings and features. Additions to buildings such as signs, lighting and street furniture are also included...~~

Point Number	688.22	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1097-26.6.6
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend Rule 26.6.6 as follows:

Internal alterations to buildings listed in table 26.9

~~Works affecting the historic fabric or characteristics of a building including (but not limited to) the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building or object.~~

Point Number	688.23	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1098-26.6.7
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Position: Oppose

Summary of Submission

Delete Rule 26.6.7 as follows:

~~Development within the curtilage or setting*~~

~~Works including earthworks, signage, lighting, street furniture, new buildings and structures.~~

~~*Setting means the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning, and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long term protection of the cultural heritage value of the place. ICOMOS New Zealand Charter 2010~~

Point Number	688.24	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1108-26.6.17
Position:	Oppose		
Summary of Submission	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17-26.6.20)		
Point Number	688.25	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1109-26.6.18
Position:	Oppose		
Summary of Submission	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17-26.6.20)		
Point Number	688.26	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1110-26.6.19
Position:	Oppose		
Summary of Submission	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17-26.6.20)		
Point Number	688.27	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1111-26.6.20
Position:	Oppose		
Summary of Submission	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17-26.6.20)		
Point Number	688.28	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Correct the legal site description in Table 26.9 for the Threepwood Stables (item 242) to read as Lot 22 DP 378242 rather than Lot 2 DP 21614.		

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 696.24 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1

Position: Not Stated

Summary of Submission Amend as follows:

Objective - To recognise and protect historic heritage features in the District from the adverse effects of inappropriate land use, subdivision and development.

Point Number 696.25 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2 > 1080-26.5.2.1

Position: Not Stated

Summary of Submission Amend as follows:

Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that ~~do not avoid, remedy or mitigate permanently adversely a effects on~~ heritage values and are in accordance with best practice.

Point Number 696.26 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules > 1094-26.6.3

Position: Not Stated

Summary of Submission Delete:

~~Demolition—Works that result in damage, substantial removal from the site, destruction of any, or all, significant elements of the historic fabric or characteristics of a building or feature, involving (but not limited to) the removal or replacement of walls, windows, ceilings, floors, roofs and any associated additions.~~

or amend rule to make it unequivocal what constitutes “demolition” and to ensure that minor alterations do not fall under this rule.

Point Number 696.27 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules > 1096-26.6.5

Position: Not Stated

Summary of Submission Amend as follows:

External alterations to buildings listed in table 26.9:-

~~Works affecting the fabric or characteristics of buildings and features. Additions to buildings such~~

as signs, lighting and street furniture are also included...

Point Number	696.28	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1097-26.6.6
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Position:	Not Stated
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Summary of Submission	Amend as follows:
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Internal alterations to buildings listed in table 26.9

~~Works affecting the historic fabric or characteristics of a building including (but not limited to) the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building or object.~~

Point Number	696.29	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1098-26.6.7
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Position:	Not Stated
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Summary of Submission	Delete
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~~Development within the curtilage or setting³ Works including earthworks, signage, lighting, street furniture, new buildings and structures.~~

~~³Setting means the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning, and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long term protection of the cultural heritage value of the place. ICOMOS New Zealand Charter 2010~~

~~Or~~

~~Amend as follows:~~

~~Development within a 30m radius of a heritage feature listed in table 26.9.~~

Point Number	696.30	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1108-26.6.17
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Position:	Not Stated
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Summary of Submission	Delete table 5
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Point Number	696.31	Provision:	1059-26 Historic Heritage > 1091-
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Position: Not Stated

Summary of Submission Delete table 5

Point Number 696.32 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules > 1110-26.6.19

Position: Not Stated

Summary of Submission Delete table 5

Point Number 696.33 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules > 1111-26.6.20

Position: Not Stated

Summary of Submission Delete table 5

Point Number 696.34 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules

Position: Not Stated

Summary of Submission Delete table 5

Submitter Number: 711 **Submitter:** Richard Lawrie Hewitt

Contact Name: **Email:** rhewitt@kinect.co

Address: 63 Nook Road, Lake Hawea, Wanaka, New Zealand, 9382

Point Number 711.5 **Provision:** 1059-26 Historic Heritage

Position: Not Stated

Summary of Submission Page 145 of the Kai Tahu Ki Otago Natural Resource Management Plan 2005 item 11.11 lists 29

desired outcomes for the protection of sites and areas and could be used as a guideline.

--All names of sites of importance to Maori as identified in the area shown on the Taiaroa Map of 1879/80 (refer to submission for map) in this submission, should be incorporated into the Archaeological Alert Layer 26.3.1.

--Queenstown Lakes District Council and Kai Tahu Ki Otago to get together to educate the contractors and others as outlined, their responsibilities to Council and the law.

--Designated Council officers, as part of their duties, be made responsible for and record that they have done so, brief details of a random inspection and discussion with site foremen or any other person deemed to be in charge of an operation that entails the disturbance of more than 200m³ of topsoil.

--Any find/s to be reported immediately to the relevant authority.

Point Number	711.6	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules
Position:	Not Stated		
Summary of Submission	The Queenstown Lakes District Council should educate landowners and others in the area that history does matter and actively encourage the notification of finds to the relevant authority. -The Queenstown Lakes District Council should approach Kai Tahu Ki Otago and engage that organisation in a joint education program. -That there is, and will not be any penalty for so doing.		

Point Number	711.8	Provision:	1059-26 Historic Heritage > 1150-26.11 Sites of Significance to Maori
Position:	Not Stated		
Summary of Submission	MANUWHAIA The Neck One of the most sacred of sites in the South Island is not shown. The publication 'Manuhaea: A sacred place' by Takerei Norton gives some detail in regard to the site's importance to Maori and the page headed 'Conclusion' is attached for your perusal (please refer to submission). I recommend: That this area be included on map 40		

That this area be included in Areas of significance to Maori

Point Number	711.9	Provision:	1059-26 Historic Heritage > 1150-26.11 Sites of Significance to Maori
Position:	Not Stated		
Summary of Submission	MATUKITUKI CULTIVATED AREA/GARDENS The area is of approximately 3000 sqm [+ or -] on a hillock a short distance from the river and is accessed by a Department of Conservation track up the left hand side of the Matukituki River from the bridge to West Wanaka Station. A walk of about one hour. The area shows distinct signs of having been cultivated in the past. There are ridges and channelling cut into the ground much akin to potato ridging of today. Significant damage has been effected by the activities of livestock. It may well be that this was/is the place where Te Mohene was caught' by Te Puoho's party as shown on the map drawn by Huruhuru for Shortland in 1844. Te Puoho proceeded to Tukurau where he met his death. His wives composed and sang a moving waiata when they were advised of his demise some time later. The Department of Conservation has fenced part of the hillock under Tenure review. I recommend That this site be included in the proposed district plan, Sites of Significance to Maori 26.11		

Point Number	711.10	Provision:	1059-26 Historic Heritage > 1066-26.3 Information Requirements > 1067-26.3.1 Archaeology Alert Layer
Position:	Not Stated		
Summary of Submission	--All names of sites of importance to Maori as identified in the area shown on the Taiaroa Map of 1879/80 in this submission, should be incorporated into the Archaeological Alert Layer 26.3.1.		

Submitter Number:	726	Submitter:	Upper Clutha Transport
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	726.3	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1
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Position:	Not Stated		
Summary of Submission	Amend as follows: Objective - To recognise and protect historic heritage features in the District from the adverse effects of <u>inappropriate</u> land use, subdivision and development.		
Point Number	726.4	Provision:	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2 > 1080-26.5.2.1
Position:	Not Stated		
Summary of Submission	Amend as follows: Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that do not <u>avoid, remedy or mitigate</u> permanently adversely a <u>effects on</u> heritage values and are in accordance with best practice.		
Point Number	726.5	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1094-26.6.3
Position:	Not Stated		
Summary of Submission	Delete or amend rule to make it unequivocal what constitutes “demolition” and to ensure that minor alterations do not fall under this rule. Demolition – Works that result in damage, substantial removal from the site, destruction of any, or all, significant elements of the historic fabric or characteristics of a building or feature, involving (but not limited to) the removal or replacement of walls, windows, ceilings, floors, roofs and any associated additions.		
Point Number	726.6	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1096-26.6.5
Position:	Not Stated		
Summary of Submission	Amend as follows: External alterations <u>to buildings listed in table 26.9</u> :- Works affecting the fabric or characteristics of buildings and features. Additions to buildings such as signs, lighting and street furniture are also included...		
Point Number	726.7	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1097-26.6.6
Position:	Not Stated		
Summary of Submission	Amend as follows:		

Internal alterations to buildings listed in table 26.9

~~Works affecting the historic fabric or characteristics of a building including (but not limited to) the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building or object.~~

Point Number	726.8	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules > 1098-26.6.7
Position:	Oppose		
Summary of Submission	Delete: Development within the curtilage or setting³ Works including earthworks, signage, lighting, street furniture, new buildings and structures. ³Setting means the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning, and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the longterm protection of the cultural heritage value of the place. ICOMOS New Zealand Charter 2010		

Point Number	726.9	Provision:	1059-26 Historic Heritage > 1091-26.6 Rules
Position:	Oppose		
Summary of Submission	Delete provisions relating to archaeological sites.		

Submitter Number:	752	Submitter:	Michael Farrier
Contact Name:		Email:	mike.farrier@xtra.co.nz
Address:	31 Bedford Street, Arrowtown, New Zealand, 9302		

Point Number	752.14	Provision:	1059-26 Historic Heritage
Position:	Not Stated		
Summary of	A requirement placed in the Plan to maintain and manage listed heritage items (maintenance		

Submission	schedule).

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	798.10	Provision:	1059-26 Historic Heritage > 1061-26.2 Identification and Protection
Position:	Support		
Summary of Submission	ORC supports the identification of heritage features and the inclusion of heritage landscapes of local, regional and national significance in the Proposed District Plan.		
Point Number	798.11	Provision:	1059-26 Historic Heritage > 1061-26.2 Identification and Protection
Position:	Oppose		
Summary of Submission	ORC opposes Section 26.2 where it is proposed that the role of the general public is to prove the relevance of any features for inclusion in the plan. This is inconsistent with both the requirements of the Act and QLDC's approach to the management of other resources.		

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	806.163	Provision:	1059-26 Historic Heritage
Position:	Not Stated		
Summary of Submission	Retain the current provisions insofar as they do not list or identify heritage buildings, structures, features or landscapes on Queenstown Park.		

Submitter Number:	822	Submitter:	Geraint Bermingham
Contact Name:		Email:	geraint@bermingham.net.nz
Address:	New Zealand, 9371		

Point Number	822.1	Provision:	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
Position:	Not Stated		
Summary of Submission	Ref. No. 411 (map reference 39) - Kingston Flyer has been removed from the Heritage Register. This should return to the QLDC Heritage Register.		

Chapter 27 – Subdivision and Development

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.13	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Opposes the provisions		

Submitter Number:	21	Submitter:	Alison Walsh
Contact Name:		Email:	alywalsh30@gmail.com
Address:	PO Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305		

Point Number	21.49	Provision:	1182-27 Subdivision and Development
Position:	Support		
Summary of Submission	Supports the provisions.		

Point Number	21.50	Provision:	1182-27 Subdivision and Development > 1183-27.1 Purpose
Position:	Support		
Summary of Submission	Supports the provisions.		

Point Number	21.51	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district
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wide

Position: Support

Summary of Submission Supports the provisions.

Point Number 21.52 **Provision:** 1182-27 Subdivision and Development > 1242-27.3 Other Provisions and Rules

Position: Support

Summary of Submission Supports the provisions.

Point Number 21.53 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision

Position: Support

Summary of Submission Supports the provisions.

Point Number 21.54 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision

Position: Support

Summary of Submission Supports the provisions.

Point Number 21.55 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities

Position: Support

Summary of Submission Supports the provisions.

Point Number 21.56 **Provision:** 1182-27 Subdivision and Development > 1270-27.6 Rules - Exemptions

Position: Support

Summary of Submission	Supports the provisions.		
Point Number	21.57	Provision:	1182-27 Subdivision and Development > 1362-27.13 Structure Plans and Spatial Layout Plans
Position:	Support		
Summary of Submission	Supports the provisions.		
Point Number	21.58	Provision:	1182-27 Subdivision and Development > 1362-27.13 Structure Plans and Spatial Layout Plans
Position:	Support		
Summary of Submission	Supports the provisions.		

Submitter Number:	26	Submitter:	David Clarke
Contact Name:		Email:	dwclarke@xtra.co.nz
Address:	513 Speargrass Flat Road, RD 1, Queenstown, New Zealand, 9371		
Point Number	26.3	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports the retention of the North Lake Hayes Rural Residential Rules. Questions reduction in block sizes to 1 acre.		

Submitter Number:	38	Submitter:	Stewart Mahon
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Contact Name:		Email:	stewartfmahon@gmail.com
Address:	PO Box 881, Queenstown, Queenstown, New Zealand, 9300		
Point Number	38.4	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Allow a minimum allotment size of 5 acres in the Rural Zone.		

Submitter Number:	65	Submitter:	John Blennerhassett
Contact Name:		Email:	john@theestuary.co.nz
Address:	6B Panorama Road, Clifton, Christchurch, New Zealand, 8081		
Point Number	65.1	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1 so default subdivision remains a controlled activity.		
Point Number	65.2	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Support		
Summary of Submission	Adopt Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive within the Large Lot residential Zone.		
Point Number	65.3	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1292-27.7.4 Objective - Large Lot

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

Summary of Submission Adopt Objective 27.7.4 and Amend Policy 27.7.4.1 with word 'ridgelines' to 'skyline ridges'.
Delete Policy 27.7.4.2.

Submitter Number: 74 **Submitter:** QLDC rates payer

Contact Name: Jude Hayward **Email:** jude@theestuary.co.nz

Address: 6B Panorama Road, Clifton, Christchurch, 8081

Point Number 74.1 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision

Position: Oppose

Summary of Submission Amend Rule 27.4.1 so default subdivision remains a controlled activity.

Point Number 74.2 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

Position: Support

Summary of Submission Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive, Large Lot Residential Zone as shown on Planning map 18.

Point Number 74.3 **Provision:** 1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1292-27.7.4 Objective - Large Lot Residential

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

Summary of Submission Adopt Objective 27.7.4 and Amend Policy 27.7.4.1 with word 'ridgelines' to 'skyline ridges'.
Delete Policy 27.7.4.2.

Submitter Number:	78	Submitter:	Jennie Blennerhassett
Contact Name:		Email:	jennieblen@xtra.co.nz
Address:	19 Dale Street, Albert Town, Wanaka, 9305		
Point Number	78.1	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1 so default subdivision remains a controlled activity.		
Point Number	78.2	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Support		
Summary of Submission	Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive in the Large Lot Residential Zone.		

Submitter Number:	87	Submitter:	Shelley McMeeken
Contact Name:		Email:	shelley@dyslexia.net.nz
Address:	9 Cotter Avenue, Arrowtown, New Zealand, 9302		
Point Number	87.1	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1 so default subdivision remains a controlled activity.		

Point Number	87.2	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Support		
Summary of Submission	Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive, in the Large Lot Residential Zone.		

Submitter Number:	91	Submitter:	Orchard Road Holdings Limited
Contact Name:	Alison Devlin	Email:	alison@willowridge.co.nz
Address:	PO Box 170, Dunedin, New Zealand, 9054		

Point Number	91.3	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
Position:	Oppose		
Summary of Submission	Remove the discretionary activity status and add a new rule providing for subdivision in the residential zones as a controlled activity.		

Submitter Number:	98	Submitter:	Juie Q.T. Limited
Contact Name:	Tony Ray	Email:	tray@mactodd.co.nz
Address:	PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		

Point Number	98.5	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		

Summary of Submission	Modify the Proposed District Plan to provide for subdivision, the identification of building platforms and new residential development (compliant with density controls) as controlled activities in the Rural Lifestyle Zone.

Submitter Number:	115	Submitter:	Florence Micoud
Contact Name:		Email:	florencemicoud@gmail.com
Address:	57 Kennedy Crescent, Wanaka, New Zealand, 9305		
Point Number	115.5	Provision:	1182-27 Subdivision and Development
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Each new road must have one pathway and one separate cycle way. Each subdivision must have 20% reserves on which are grown native plants and edible plants.		

Submitter Number:	117	Submitter:	Maggie Lawton
Contact Name:		Email:	maggie@futurebydesign.co.nz
Address:	3 Maggies Way, Wanaka, New Zealand, 9305		
Point Number	117.9	Provision:	1182-27 Subdivision and Development > 1183-27.1 Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.		
Point Number	117.23	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	Agree. This has not been occurring, how will QLDC ensure that it does in future?		
Point Number	117.24	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1209-27.2.4.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.		
Point Number	117.25	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1219-27.2.5.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Consideration should be given to other species such as ecosystems for birds and insects in the design of a sub-division.		
Point Number	117.26	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1220-27.2.5.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.		
Point Number	117.27	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1225-27.2.5.11
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.		
Point Number	117.28	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 >

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

Summary of Submission Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.

Point Number 117.29 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1226-27.2.5.12

Position: Support

Summary of Submission Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.

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 145.32 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

Position: Oppose

Summary of Submission Expresses concern regarding the Discretionary activity status for subdivision and development within Outstanding Natural Landscapes and Outstanding Natural Features; and the change from a proposed non-complying activity status which was indicated in the March 2015 Draft District Plan.

The society seeks that the s32 Landscape Evaluation Report be re-written containing discussion of the costs and benefits associated with the option of residential subdivision and development becoming non-complying versus discretionary. The s32 Landscape Evaluation Report should then be publicly notified with a 40 working day submission period.

Submitter Number:	150	Submitter:	Mount Crystal Limited
Contact Name:	Tony Ray	Email:	tray@mactodd.co.nz
Address:	PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		
Point Number	150.3	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
Position:	Support		
Summary of Submission	Amend Rule 27.4.1 to provide for subdivision within the HDR, MDR and LDR as 'restricted discretionary activities' in place of the proposed 'full discretionary.' Add appropriate matters for discretion.		

Submitter Number:	157	Submitter:	Miles Wilson
Contact Name:		Email:	canterburyqt@vodafone.co.nz
Address:	PO Box 1360, Dalefield, Queenstown, New Zealand, 9348		
Point Number	157.1	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Support		
Summary of Submission	Support the existing Rural Lifestyle Density rules that require a minimum allotment size of 1 hectare, with an average of 2 hectares.		
Point Number	157.3	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Reject the change from controlled activity status to discretionary activity status for subdivision in the Rural Lifestyle zone that meets the density requirements.		

Submitter Number:	159	Submitter:	Karen Boulay
Contact Name:		Email:	karenb2711@gmail.com
Address:	5 Huff Street, Queenstown, New Zealand, 9300		

Point Number	159.19	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Most subdivision activity will become a discretionary activity rather than controlled		

Submitter Number:	166	Submitter:	Aurum Survey Consultants
Contact Name:	Bruce McLeod	Email:	bruce@ascl.co.nz
Address:	53 Dalefield Road, RD 1, Queenstown, New Zealand, 9371		

Point Number	166.7	Provision:	1182-27 Subdivision and Development > 1242-27.3 Other Provisions and Rules
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	More thought is needed for different scenarios that would benefit from some direction in the Plan, in particular s226 and amalgamations.		

Point Number	166.8	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Delete 27.4.1 and revise the rules to provide controlled subdivision activities where the subdivision is in keeping with the objectives of the zone.		

Point Number	166.9	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1251-27.4.2 Non-complying activities:
Position:	Oppose		
Summary of Submission	Exclude Rural Residential zone from rule 27.4.1(b), which relates to the further subdivision of an allotment that has been used to calculate the average the minimum average densities of a subdivision.		

Point Number	166.10	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend the minimum lot sizes: High Density - no minimum Low Density Residential - 300m² Large Lot Residential - 2000m² across the zone Rural Lifestyle - reject capping average calculations at 4 hectares.		

Point Number	166.11	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development
Position:	Support		
Summary of Submission	Remove reference to code of compliance and simply make reference to roof installation. ie 'For the purposes of this rule, an established residential unit is one that has been constructed to not less than the installation of the roof'. Enabling subdivision in this situation improves funding opportunity and facilitates the completion of the development. Code of compliance should not included and is a potential barrier to subdivision and the efficient completion of projects.		

Point Number	166.12	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1264-27.5.3 Subdivision associated with residential
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Position:	Oppose		
Summary of Submission	Delete rule 27.5.3 and seek to revise a more enabling wording across more zones.		
Point Number	166.13	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure
Position:	Support		
Summary of Submission	Consistency is needed here with current standards Rule 27.5.4.3 Is it the intention of Council to revert from 2100L/day back to 1000L/day What is the minimum supply where a communal supply does exist?		
Point Number	166.17	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1251-27.4.2 Non-complying activities:
Position:	Oppose		
Summary of Submission	Delete rule		
Point Number	166.18	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1251-27.4.2 Non-complying activities:
Position:	Oppose		
Summary of Submission	Reject rule 27.4.2.e associated with unit title subdivision.		
Point Number	166.19	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1252-27.4.3 Restricted Discretionary activities:
Position:	Oppose		
Summary of Submission	Reject the restricted discretionary activity status and make it a controlled activity		

Submitter Number:	168	Submitter:	Garry Strange
Contact Name:		Email:	gstrange02@gmail.com
Address:	pobox579, closeburn, queenstown, nz, 9348		
Point Number	168.1	Provision:	1182-27 Subdivision and Development
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	the council address the different zonings of Wilson bay and remove from outstanding natural landscape.		

Submitter Number:	169	Submitter:	Tim Proctor
Contact Name:		Email:	tim@mailnt.com.au
Address:	5 Sunset Lane, Queenstown, New Zealand, 9300		
Point Number	169.8	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend the rule so that subdivision of a single lot for the purpose of infill housing pursuant to the relevant rules is a controlled activity.		
Point Number	169.9	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	Amend Rule 27.5.2.1 as follows: 27.5.2.1 The specified minimum allotment size in Rule 27.5.1, and minimum dimensions in Rule 27.5.1.2 shall not apply in the High Density Residential Zone, Medium Density Residential Zone and Low Density Residential Zone where each allotment to be created, and the original allotment, all contain at least one established residential unit, whereby a unit is deemed to be 'established' once construction has been completed to not less than the installation of the roof. I support the intention of Rule 27.5.2.1 but seek that it is clarified that an 'established residential unit' means that the installation of the roof has occurred. as drafted the rule seems to confuse.		
Point Number	169.10	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1264-27.5.3 Subdivision associated with residential
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Consider whether rule 27.5.3.1 makes Rule 27.5.2 null and void such that it can be deleted or whether the two rules need to be combined; and Amend bullet point d of the rule regarding covenants relating to 5.5 m building heights to align with the relief sought in my other points of submission (i.e. that the building shall be no higher than 5,5 m Or no higher than the second floor/ level of the parapet/ eaves of the existing dwelling - whichever is higher.		

Submitter Number:	177	Submitter:	Universal Developments Limited
Contact Name:	Andrew Lovelock	Email:	andrew.lovelock@gallawaycookallan.co.nz
Address:	PO Box 450, Wanaka, New Zealand, 9343		
Point Number	177.10	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Opposes the Discretionary status for subdivision. Amend rule so that subdivision is a controlled activity or a restricted discretionary activity and if deemed necessary, add design controls to the controlled or restricted discretionary activity rules that will ensure good urban design outcomes.		

Submitter Number:	179	Submitter:	Vodafone NZ
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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	179.11	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1230-27.2.5.16
Position:	Support		
Summary of Submission	Retain Policy 27.2.5.16		
Point Number	179.12	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Insert (New rule) Rule 27.4.1A <u>In all zones subdivision for utilities is a controlled activity.</u>		
Point Number	179.13	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Insert: <u>Utilities 27.5.4.4 The provision of telecommunications services to each allotment to the requirements of the telecommunications network provider.</u>		
Point Number	179.14	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Insert new standard: <u>27.5.4.5 That each building be able to connect to the electricity and telecommunication networks to ensure occupants have access to network services of their choice. The minimum connection standard is the installation of separate ducting for each network between the building termination point to the exit pit for each network or overhead when connecting to an existing overhead network.</u>		

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	191.9	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1230-27.2.5.16
Position:	Support		
Summary of Submission	Retain the policy as notified as it provides for the supply and installation of telecommunication facilities.		

Point Number	191.10	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Insert Rule 27.4.1A <u>In all zones subdivision for utilities is a controlled activity.</u>		

Point Number	191.11	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Insert new rule: <u>Utilities</u> <u>27.5.4.4 The provision of telecommunications services to each allotment to the requirements of the telecommunications network provider.</u>		

Point Number	191.12	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Insert new rule: <u>Utilities</u> <u>27.5.4.5 That each building be able to connect to the electricity and telecommunications networks to ensure occupants have access to network services of their choice. The minimum connection standard is the installation of separate ducting for each network between the building termination point to the exit pit for each network or overhead when connecting to an existing overhead network.</u>		

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	208.35	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1200-27.2.2.7
Position:	Support		
Summary of Submission	Retain the policy		

Point Number	208.36	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1203-27.2.3 Objective 3
Position:	Oppose		
Summary of Submission	Amend as follows: <i>Recognise the potential of small scale and infill subdivision while acknowledging that the opportunities to undertake comprehensive design <u>may, in some instances, be</u> are limited.</i>		

Point Number	208.37	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1203-27.2.3 Objective 3
Position:	Oppose		
Summary of Submission	Retain the Policy 27.2.3.3		
Point Number	208.38	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Support		
Summary of Submission	Retain the rule (Minimum lot size of 450m2 for high density and low density zones)		
Point Number	208.39	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1256-27.5.1.2
Position:	Support		
Summary of Submission	Retain the minimum dimension rule Minimum Dimension of 15 x 15m for Township and All Others		
Point Number	208.40	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development
Position:	Oppose		
Summary of Submission	Delete the rule 27.5.2 Lot size exemption		

Submitter Number:	219	Submitter:	Julie Q.T. Limited
Contact Name:	Tony Ray	Email:	tray@mactodd.co.nz
Address:	PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		

Point Number	219.7	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amendment of Rule 27.4.1 to make all subdivision activity controlled within the Rural Residential Zone to be processed without the written consent of other persons and not notified or limited notified (requires amendment to Rule 22.6)		

Submitter Number:	231	Submitter:	Antony Strain, Sarah Strain and Samuel Strain
Contact Name:	Emma Dixon	Email:	edixon@cfma.co.nz
Address:	553, Queenstown, New Zealand, 9348		

Point Number	231.2	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle Zone being limited to a 1 ha minimum allotment size. Amend as below. <i>27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, providing the average lot size is not less than 2 hectares.</i>		

Submitter Number:	232	Submitter:	Don Andrew, Kathleen Andrew and Roger Macassey
Contact Name:	Emma Dixon	Email:	edixon@cfma.co.nz

Address: 553, Queenstown, New Zealand, 9348

Point Number 232.5 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

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

Summary of Submission The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle Zone being limited to a 1 ha minimum allotment size. Amend as below.

27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, providing the average lot size is not less than 2 hectares.

Submitter Number: 233 **Submitter:** Dean Gallagher

Contact Name: **Email:** edixon@cfma.co.nz

Address: 553, Queenstown, New Zealand, 9348

Point Number 233.2 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

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

Summary of Submission The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle Zone being limited to a 1 ha minimum allotment size. Amend as below.

27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, providing the average lot size is not less than 2 hectares.

Submitter Number: 234 **Submitter:** Dan Egerton

Contact Name: **Email:** d.egerton@me.com

Address:	51 Jeffreys Road, Fendalton, Christchurch, New Zealand, 8052		
Point Number	234.6	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 to state that the minimum allotment size within the land shall be 1000m2 at the time of subdivision.		
Point Number	234.7	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	That subdivision in the Millbrook Resort Zone (including the extended Millbrook Resort Zone on the land) should continue to be a controlled activity as per the Operative District Plan provisions.		

Submitter Number:	235	Submitter:	Graeme Sim
Contact Name:		Email:	edixon@cfma.co.nz
Address:	553, Queenstown, New Zealand, 9348		
Point Number	235.2	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle Zone being limited to a 1 ha minimum allotment size. Amend as below. <i>27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, providing the average lot size is not less than 2 hectares.</i>		

Submitter Number:	238	Submitter:	NZIA Southern and Architecture + Women Southern
Contact Name:	NZIA and Architecture+Women Southern Southern	Email:	nortyqt@xtra.co.nz
Address:	486, queenstown, Queenstown, New Zealand, 9348		
Point Number	238.10	Provision:	1182-27 Subdivision and Development
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	High quality environments required not just any quality Add objective to preserve distinct edge to Urban Growth Boundaries and discourage edge sprawl		
Point Number	238.113	Provision:	1182-27 Subdivision and Development > 1183-27.1 Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. Amendments to Maps 29, 30,31 & 26 required to be consistent with the rural landscape value 6.2 to keep rural land productive and distinctive, as identified in the map attached to submission 238 (Chapter 27).		
Point Number	238.114	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1.
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. Amend 27.2.1 Objective <i>Subdivision will create <u>high</u> quality environments that ensure the District is a desirable place to live, visit, work and play.</i>		
Point Number	238.115	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add objective to preserve distinct edge to Urban Growth Boundaries and discourage edge sprawl. Add <u>27.2.6 Objective -</u>		

Discourage subdivision adjacent to Urban Growth Boundaries

Submitter Number:	239	Submitter:	Don Moffat
Contact Name:		Email:	edixon@cfma.co.nz
Address:	553, Queenstown, New Zealand, 9348		

Point Number	239.1	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle zone being limited to a 1 hectare minimum allotment size: 27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, providing the average lot size is not less than 2 hectares. 2.5.12.2 On sites less than 2 hectares there shall be only one residential unit. 22.5.12.3 On sites equal to or greater than 2 hectares there shall be no more than one residential unit per two hectares on average. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.		

Submitter Number:	248	Submitter:	Shotover Trust
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	248.8	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1
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Position: Oppose

Summary of Submission Oppose in part the PDP objectives, policies, rules, the QLDC Land Development and Subdivision Code of Practice and the QLDC Subdivision Design guidelines that informs and supports Rule 27.4.1 making all subdivision activities discretionary.

Point Number 248.9 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1186-27.2.1.1

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

Summary of Submission Oppose in part the PDP objectives, policies, rules, the QLDC Land Development and Subdivision Code of Practice and the QLDC Subdivision Design guidelines that informs and supports Rule 27.4.1 making all subdivision activities discretionary.

Point Number 248.10 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1187-27.2.1.2

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

Summary of Submission Oppose in part the PDP objectives, policies, rules, the QLDC Land Development and Subdivision Code of Practice and the QLDC Subdivision Design guidelines that informs and supports Rule 27.4.1 making all subdivision activities discretionary.

Point Number 248.20 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

Position: Oppose

Summary of Submission The submitters oppose the average density of 2 hectares within the Rural Lifestyle Zone. Requests that the PDP is modified to delete the requirement for an average density and/or lot size of 2 hectares within the Rural Lifestyle Zone.

Submitter Number: 249 **Submitter:** Willowridge Developments Limited

Contact Name: Alison Devlin **Email:** alison@willowridge.co.nz

Summary of Submission

Reject discretionary status retain existing controlled activity status.

Submitter Number: 265

Submitter: Phillip Bunn

Contact Name:

Email: phillipbunn@outlook.com

Address: 297 Morven Ferry Road, RD 1, Queenstown, New Zealand, 9371

Point Number 265.5

Provision: 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

Position: Oppose

Summary of Submission

Reject discretionary activity status and retain controlled activity status.

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 271.18

Provision: 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

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

Summary of Submission

Add a new line to the activity table at 27.5.1 providing that land within the Queenstown Airport outer control boundary (which includes land within the air noise boundary) should have a minimum lot area of 600m².

Submitter Number:	272	Submitter:	Robert Devine
Contact Name:		Email:	robert.h.devine@gmail.com
Address:	PO Box 7, Lake Hawea, New Zealand, 9345		
Point Number	272.3	Provision:	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications
Position:	Support		
Summary of Submission	All subdivisions in the Lake Hawea area to be a 'notified' process, providing a public consultation process.		

Submitter Number:	275	Submitter:	Robertson Family Trust
Contact Name:	Annemarie Townsley	Email:	annemarie@outlook.com
Address:	347 Frankton Road, Queenstown, New Zealand, 9300		
Point Number	275.1	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That a further policy is included to enable lesser access widths in the High Density Residential Zone, as outlined in the submission.		
Point Number	275.2	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	That the rule be changed so that the minimum lot area for the High Density Residential Zone would be less than for the Medium and Low Density Zones.		
Point Number	275.3	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules -

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

Summary of Submission The wording should be changed so that in the High Density Residential Zone the minimum lot size need not apply to any lots being created which contain a residential unit provided that any vacant lots also being created do meet the minimum lot size

Point Number 275.4 **Provision:** 1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications

Position: Oppose

Summary of Submission Reject rule 27.9.2a. If the intention of the rule is to ensure that adequate consultation is undertaken with the NZTA then this should be made clear in the rule wording. The proposed wording allows for boundary adjustments and other complying subdivisions to potentially be notified or limited notified for any reason if the land is located next to a state highway, which is unfair to landowners adjoining the highway if such activities in other locations are not required to be notified.

Submitter Number: 277 **Submitter:** Alexander Reid
Contact Name: **Email:** doug.reid@colliers.com
Address: 273 Tucker Beach Road, RD 1, Queenstown, 9371

Point Number 277.1 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

Position: Oppose

Summary of Submission Leave Rural General as requiring a discretionary consent for subdivision and provide a mix of Controlled Activity and Restricted Discretionary Activity subdivision rules for rural living areas and residential zones.

Submitter Number: 283 **Submitter:** Sophie James

Contact Name:		Email:	sophie.james@raywhite.com
Address:	PO Box 1111, Queenstown, New Zealand, 9348		
Point Number	283.1	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	For rural lifestyle subdivision to be classified as a controlled activity		

Submitter Number:	285	Submitter:	Debbie MacColl
Contact Name:		Email:	deb.maccoll@gmail.com
Address:	74 Jean Robins Drive, RD 1, Queenstown, New Zealand, 9371		
Point Number	285.15	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Retain rules in zoned areas as they are now. all subdivision is a controlled activity		
Point Number	285.16	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Developers and sub dividers should only meet the cost of new services etc when the services are deemed to be up to standard and at an acceptable level. developers and sub dividers should not have to upgrade QLDC services or roads that are below recognized national standards.		

Submitter Number:	288	Submitter:	Barn Hill Limited
Contact Name:		Email:	firgrovefarm@gmail.com
Address:	297 Morven Ferry Road, RD 1, Queenstown, New Zealand, 9371		
Point Number	288.3	Provision:	1182-27 Subdivision and Development > 1183-27.1 Purpose
Position:	Oppose		
Summary of Submission	Delete all subdivision is discretionary and replace with all subdivision in zoned areas is controlled.		

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	289.6	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1222-27.2.5.8
Position:	Support		
Summary of Submission	Existing houses could also be encouraged to install rain water tanks.		
Point Number	289.7	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1223-27.2.5.9
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Encourage existing houses to install rain water tanks.		

Point Number	289.18	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1219-27.2.5.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to require all new and replacement lighting in the district to be downward facing using energy efficient light bulbs.		

Point Number	289.19	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1230-27.2.5.16
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to require all new and replacement lighting in the district to be downward facing using energy efficient light bulbs.		

Point Number	289.20	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1226-27.2.5.12
Position:	Support		
Summary of Submission	Design collection of stormwater from roads in particular, so that it does not run into our lakes and rivers.		

Submitter Number:	293	Submitter:	Murray Fraser
Contact Name:		Email:	m.fraser@xtra.co.nz
Address:	PO Box 715, Wanaka, New Zealand, 9343		

Point Number	293.1	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Oppose		

Summary of Submission

Seek the minimum lot size within the Large Lot Residential Zone is reduced from 4000m² to 2000m² as 4000m² is too restrictive and is the same as the minimum lot size for the Rural Residential zone. The creation of the Large Lot Residential Zone provides the opportunity to transition from Rural Residential to Low Density Residential. This would provide for the community's economic and cultural well being.

Submitter Number: 294**Submitter:** Steven Bunn**Contact Name:****Email:** smrjbunn@gmail.com**Address:** Unknown, Botany Downs, Auckland, New Zealand, 2010**Point Number** 294.4**Provision:** 1182-27 Subdivision and Development**Position:** Oppose**Summary of Submission**

Retain the operative District Plan controlled activity status.

Submitter Number: 313**Submitter:** John Langley**Contact Name:****Email:** jd.langley@icloud.com**Address:** PO Box 38, Lake Hawea, New Zealand, 9345**Point Number** 313.2**Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1197-27.2.2.4**Position:** Support**Summary of Submission**

The provision for walking/cycling connections within new sub-divisions and between new and existing sub-divisions. This should be mandatory. Where no subdivision exists (adjacent to the proposed sub-division) consideration should be given to long-term potential connections.

Council should seek to identify and publicize existing walking/cycling linkages that may exist (e.g.

along sewer line easements) between current sub-divisions that are cut off from one another. Where none exist then consideration of other mechanisms need to be considered for their creation (e.g. Land purchase)

Point Number	313.5	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1199-27.2.2.6
Position:	Support		
Summary of Submission	The provision for walking/cycling connections within new sub-divisions and between new and existing sub-divisions. This should be mandatory. Where no subdivision exists (adjacent to the proposed sub-division) consideration should be given to long-term potential connections. Council should seek to identify and publicize existing walking/cycling linkages that may exist (e.g. along sewer line easements) between current sub-divisions that are cut off from one another. Where none exist then consideration of other mechanisms need to be considered for their creation (e.g. Land purchase)		

Submitter Number:	314	Submitter:	Wakatipu Holdings
Contact Name:	Nick Geddes	Email:	ngeddes@cfma.co.nz
Address:	PO Box 553, Queenstown, New Zealand, 9348		

Point Number	314.5	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	That the minimum lot size applicable for the Rural Lifestyle zone be 1 hectare average		

Submitter Number:	326	Submitter:	Wanaka Central Developments Ltd
Contact Name:	John Young	Email:	duncan.white@ppgroup.co.nz
Address:	PO Box 283, Wanaka, New Zealand, 9343		
Point Number	326.1	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend the activity status for subdivisions (Rule 27.4) so that complying subdivision and subdivision around an existing or approved development are controlled activities.		

Submitter Number:	327	Submitter:	Lismore Estates Ltd
Contact Name:	John Young	Email:	duncan.white@ppgroup.co.nz
Address:	PO Box 283, Wanaka, New Zealand, 9343		
Point Number	327.1	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend the activity status for subdivisions (Rule 27.4) so that complying subdivision and subdivision around an existing or approved development are controlled activities.		

Submitter Number:	328	Submitter:	Noel Gutzewitz
Contact Name:		Email:	ngeddes@cfma.co.nz
Address:	PO Box 553, Queenstown, New Zealand, 9348		

Point Number	328.4	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Remove the requirement for a 2 ha average in the rural lifestyle zone. such that the minimum lot size is 1 ha.		

Submitter Number:	331	Submitter:	The Station at Waitiri
Contact Name:	Nick Geddes	Email:	ngeddes@cfma.co.nz
Address:	PO Box 553, Queenstown, New Zealand, 9348		
Point Number	331.2	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	The minimum lot size applicable for the Rural Lifestyle Zone (standard 27.5.1) shall be a 1 hectare average.		

Submitter Number:	335	Submitter:	Nic Blennerhassett
Contact Name:		Email:	nickblen@kinect.co.nz
Address:	P O Box 215, Wanaka, New Zealand, 9343		
Point Number	335.18	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of	Oppose the discretionary activity status.		

Submission

Point Number	335.30	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Make the minimum allotment size in the Large Lot Residential zone 2000m².
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Point Number	335.31	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1292-27.7.4 Objective - Large Lot Residential > 1294-27.7.4.2
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Position:	Oppose
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Summary of Submission	That 27.7.4.2 be deleted and that the Urban Landscape Protection designation be removed.
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Point Number	335.32	Provision:	1182-27 Subdivision and Development > 1361-27.12 Financial Contributions
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Position:	Support
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Summary of Submission	Support financial contributions being imposed on subdivision activities.
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Submitter Number:	336	Submitter:	Middleton Family Trust
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Contact Name:	Nick Geddes	Email:	ngeddes@cfma.co.nz
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Address:	PO Box 553, Queenstown, New Zealand, 9348
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Point Number	336.2	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
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Position:	Oppose		
Summary of Submission	Remove any references to the Queenstown Heights Overlay Area.		
Point Number	336.4	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Make subdivision in the Low Density Residential Zone a controlled activity.		

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	338.6	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Make subdivision in the low density residential zone a controlled activity.		

Submitter Number:	339	Submitter:	Evan Alty
Contact Name:		Email:	altyevan@gmail.com
Address:	PO Box 10, Lake Hawea, New Zealand, 9345		
Point Number	339.68	Provision:	1182-27 Subdivision and Development > 1184-27.2

Position: Support

Summary of Submission Support the objective.

Point Number 339.69 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1207-27.2.4.1

Position: Support

Summary of Submission Supports the policy.

Point Number 339.70 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1208-27.2.4.2

Position: Support

Summary of Submission Supports the policy.

Point Number 339.71 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1209-27.2.4.3

Position: Support

Summary of Submission Supports the policy.

Point Number 339.72 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1213-27.2.4.7

Position: Support

Summary of Submission Supports the policy.

Submitter Number:	340	Submitter:	Ros & Dennis Hughes
Contact Name:		Email:	roshughes@gmail.com
Address:	182 Lakeview Terrace, RD 2, Lake Hawea, New Zealand, 9382		
Point Number	340.2	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1219-27.2.5.5
Position:	Support		
Summary of Submission	As manage and lessen the negative impacts on the Districts night skies. Requests that the lighting provisions for new developments also apply to a planned district-wide upgrade of the existing lighting infrastructure. Refer to the Dunedin City's Council draft Energy Plan 1.0, which supports a lighting asset renewal process to upgrade street lighting from low pressure sodium to LED. Saving maintenance and energy costs.		

Submitter Number:	345	Submitter:	(K)John McQuilkin
Contact Name:		Email:	amyw@brownandcompany.co.nz
Address:	PO Box 1467, Queenstown, New Zealand, 9348		
Point Number	345.13	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Opposes the discretionary status of subdivision in the Rural Lifestyle Zone and seeks that the status should be controlled. OR In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.		

Submitter Number:	346	Submitter:	Jillian Egerton
Contact Name:		Email:	jill@egerton.co.nz
Address:	PO BOX 17, Arrowtown, Queenstown, New Zealand, 9302		

Point Number	346.6	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 to state that the minimum allotment size within the land shall be 1000m2 at the time of subdivision.		

Point Number	346.7	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	That subdivision in the Millbrook Resort Zone (including the extended Millbrook Resort Zone on the land) should continue to be a controlled activity as per the Operative District Plan provisions.		

Submitter Number:	348	Submitter:	Mrs M K Greenslade
Contact Name:		Email:	ngeddes@cfma.co.nz
Address:	PO Box 553, Queenstown, New Zealand, 9348		

Point Number	348.5	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		

Summary of Submission

Submits that the minimum lot size applicable for the Rural Lifestyle Zone (standard 27.5.1) shall be a 1 hectare average.

Submitter Number:	350	Submitter:	Dalefield Trustee Ltd
Contact Name:	Amy Wilson-White	Email:	amyw@brownandcompany.co.nz
Address:	PO Box 1467, Queenstown, New Zealand, 9348		

Point Number	350.7	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Oppose the discretionary status of subdivision in the Rural Lifestyle Zone and seeks that the status should be controlled.		

Point Number	350.8	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1251-27.4.2 Non-complying activities:
Position:	Oppose		
Summary of Submission	Oppose and seek the deletion of Rule 27.4.2(b), which requires that the further subdivision of a lot that has previously been used to calculate the minimum average densities for subdivision in the Rural Lifestyle and Rural Residential Zones will be non-complying.		

Point Number	350.9	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Support		
Summary of Submission	Supports the minimum lot size of 1.0 hectare.		

Point Number	350.10	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
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Position:	Oppose
Summary of Submission	Oppose the average minimum lot area requirements and seeks that the average lot size of not less than 2ha is reduced to 1.5ha.

Submitter Number:	351	Submitter:	Sam Strain
Contact Name:		Email:	ngeddes@cfma.co.nz
Address:	PO Box 553, Queenstown, New Zealand, 9348		

Point Number	351.3	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	The minimum lot size applicable for the Rural Lifestyle Zone shall be 1 hectare.		

Submitter Number:	354	Submitter:	Middleton Family Trust
Contact Name:	Nick Geddes	Email:	ngeddes@cfma.co.nz
Address:	PO Box 553, Queenstown, New Zealand, 9348		

Point Number	354.2	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Remove reference to the Queenstown Heights Overlay Area from 27.5.1.		

Point Number	354.4	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Oppose		
Summary of Submission	Restricted Discretionary status is removed from Part 27.5 and replaced with controlled activity status for subdivision in the Low Density Residential Zone.		

Submitter Number:	359	Submitter:	Manor Holdings Limited & Body Corporate 364937
Contact Name:	Sean Dent	Email:	sean@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	359.3	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Remove the rules making all subdivision in the Low Density Residential Zone a Discretionary Activity and amend the objectives, policies and guidelines accordingly AND any other consequential amendments to give effect to this point.		

Submitter Number:	360	Submitter:	Stuart Clark
Contact Name:	Tony Ray	Email:	tray@mactodd.co.nz
Address:	PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		
Point Number	360.3	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		

Summary of Submission

Provide for subdivision activities as controlled rather than discretionary with the Rural Lifestyle Zone

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 361.6
Provision: 1182-27 Subdivision and Development

Position: Oppose

Summary of Submission Oppose the subdivision chapter and request that it be amended to include the Industrial B - Coneburn Zone by adding new objectives, policies, and performance standards in order to give effect to the proposed Industrial B – Coneburn structure plan.

Point Number 361.7
Provision: 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

Position: Oppose

Summary of Submission Opposes the discretionary activity status and requests controlled activity status for subdivision in the Industrial B - Coneburn Zone; through amending the rule as follows:

"27.4.1.1 Subdivision in the Industrial B: Coneburn is a Controlled Activity".

Point Number 361.8
Provision: 1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions

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

Summary of Submission Requests additional objectives and policies be added as detailed in Appendix D to the submission.

Point Number	361.9	Provision:	1182-27 Subdivision and Development > 1326-27.8 Rules - Location Specific Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Requests additional rules be added specific to the industrial B - Coneburn Zone, as detailed in Appendix D to the submission.		

Submitter Number:	367	Submitter:	John Borrell
Contact Name:		Email:	jborrell@ihug.co.nz
Address:	35 Mountain View Road, RD 1, Queenstown, New Zealand, 9371		

Point Number	367.5	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1255-27.5.1.1
Position:	Oppose		
Summary of Submission	Rule 27.5.1.1 be changed so that the building platform in the Rural Lifestyle zone has a maximum area of 600m2. That the building platform in the rural lifestyle zone should be smaller than the rural zone reflecting the smaller building size permitted and the more closely settled environment. A smaller platform enables a more accurate assessment, both by neighbours and planners, of the effects of future buildings.		

Point Number	367.6	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Change the rule requiring an average of 2ha so that the minimum Lot size for subdivision in the rural lifestyle zone be 1 hectare.		

Submitter Number:	370	Submitter:	Paterson Pitts Group
Contact Name:	Stephen Winter	Email:	steve.winter@ppgroup.co.nz
Address:	PO Box 2645, Frankton, Queenstown, New Zealand, 9348		
Point Number	370.2	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1.
Position:	Support		
Summary of Submission	Supports the provisions.		
Point Number	370.3	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1203-27.2.3 Objective 3
Position:	Support		
Summary of Submission	Supports the provisions.		
Point Number	370.4	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
Position:	Support		
Summary of Submission	Generally supports the provisions.		
Point Number	370.5	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1239-27.2.8 Objective 8
Position:	Support		
Summary of Submission	Supports the provisions.		
Point Number	370.6	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision

Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Clear guidance material for Council planning officers processing applications, to ensure consistency, and transparency in how the discretionary activity classes are designed to be administered and are to be generally understood by the community.		
Point Number	370.7	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development
Position:	Support		
Summary of Submission	Supports the provisions.		
Point Number	370.8	Provision:	1182-27 Subdivision and Development > 1270-27.6 Rules - Exemptions
Position:	Support		
Summary of Submission	For subdivision exempt from resource consent it requires an application for a 'certificate of compliance' from Council, see section 223. Ideally, for clarity, identify this requirement in the wording under exemptions 27.6.1.		
Point Number	370.9	Provision:	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications
Position:	Support		
Summary of Submission	Generally support the provisions.		

Submitter Number:	373	Submitter:	Department of Conservation
Contact Name:	Geoff Deavoll	Email:	gdeavoll@doc.govt.nz
Address:	PO Box 4715, Christchurch, 8140		
Point Number	373.15	Provision:	1182-27 Subdivision and

Position: Support

Summary of Submission Objective 27.2.7 and associated Policies 27.2.7.1 and 27.2.7.2 are supported as they support the protection of significant indigenous biodiversity as well as adjacent freshwater habitats, and are consistent with section 230 RMA. Retain as notified.

Submitter Number: 378
Submitter: Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))
Contact Name: Kirsty O'Sullivan
Email: kirsty.osullivan@mitchellpartnerships.co.nz
Address: PO Box 489, Dunedin, 9054

Point Number 378.27
Provision: 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1213-27.2.4.7

Position: Support

Summary of Submission Retain the policy as notified.

Point Number 378.28
Provision: 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1236-27.2.7 Objective 7 > 1237-27.2.7.1

Position: Support

Summary of Submission Supports Objective 27.7.1 and associated Policies 27.7.1.2 to 27.7.1.3 and seeks they been retained as notified.

Point Number 378.36
Provision: 1182-27 Subdivision and Development

Position: Not Stated

Summary of Submission Such further or other relief as is appropriate or desirable in order to take account of the concerns expressed in this submission

Point Number	378.39	Provision:	1182-27 Subdivision and Development > 1326-27.8 Rules - Location Specific Standards > 1328-27.8.2 Peninsula Bay
Position:	Support		
Summary of Submission	Supports Rule 27.8.2 (as it relates to Peninsula Bay) and seeks it be retained as notified.		

Submitter Number:	383	Submitter:	Queenstown Lakes District Council
Contact Name:	Vanessa van Uden	Email:	mayor@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		

Point Number	383.47	Provision:	1182-27 Subdivision and Development > 1183-27.1 Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Delete the words "logic and".		

Point Number	383.48	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1239-27.2.8 Objective 8
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Delete the words: “ , and where appropriate, provide exemptions from the requirement of esplanade reserves”		

Point Number	383.49	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the minimum allotment size in the Township Zone at Albert Town to 800m².		

Point Number	383.50	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1297-27.7.6 Objective - Ferry Hill
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Delete the words" "the subdivision design has had regard to"		

Submitter Number:	389	Submitter:	Body Corporate 22362
Contact Name:	Sean McLeod	Email:	sean.mcleod@ppgroup.co.nz
Address:	C/O APL, PO Box 1586, Queenstown, New Zealand, 9348		
Point Number	389.7	Provision:	1182-27 Subdivision and Development
Position:	Support		
Summary of Submission	Generally support the subdivision rules.		
Point Number	389.8	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
Position:	Support		
Summary of Submission	Support the objectives and policies of the Subdivision rules.		
Point Number	389.9	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Support		
Summary of Submission	Generally support the subdivision standards.		

Point Number	389.10	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That all cases where the words 'established meaning a Building Code of Compliance Certificate has been issued' are removed Support the rule in general but the wording '(established meaning a Building Code of Compliance Certificate has been issued)' be removed. Code of compliance certificates have only been in effect since July 1992. Residential Units constructed earlier will have established residential use but will not have a CCC, others built after July 1992 may only have a certificate of acceptance when consenting authorities were closed down due to not being able to obtain insurance.		
Point Number	389.11	Provision:	1182-27 Subdivision and Development > 1270-27.6 Rules - Exemptions
Position:	Support		
Summary of Submission	Support the exemption for Unit alterations in Rule 27.6.1.1		

Submitter Number:	391	Submitter:	Sean & Jane McLeod
Contact Name:		Email:	sam.qtn@ihug.co.nz
Address:	3 Woodbury Rise, Queenstown, Queenstown, New Zealand, 9300		
Point Number	391.12	Provision:	1182-27 Subdivision and Development
Position:	Support		
Summary of Submission	Supports the provisions.		
Point Number	391.13	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
Position:	Support		

Summary of Submission	Generally support the provisions.		
Point Number	391.14	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development > 1263-27.5.2.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That we generally Support the subdivision rules but the wording '(established meaning a Building Code of Compliance Certificate has been issued)' should be removed. Code of compliance certificates have only been in effect since July 1992. Residential Units constructed earlier will have established residential use but will not have a CCC, others built after July 1992 may only have a certificate of acceptance when consenting authorities were closed down due to not being able to obtain insurance. Using CCC as a means of establishing residential use is not very fair for the above reasons nor even accurate as a building can have a CCC and can be used for something else and may never have residential use established. ie any new commercial building.		
Point Number	391.15	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Support		
Summary of Submission	Supports the provisions.		
Point Number	391.16	Provision:	1182-27 Subdivision and Development > 1270-27.6 Rules - Exemptions
Position:	Support		
Summary of Submission	Support rule 27.6.1.1 in regards to alteration to unit plans. It would be good if this could go as far as extending to simple boundary adjustments but understand the necessity to look at services, access and easements.		

Submitter Number:	395	Submitter:	Trustees of the Gordon Family Trust
Contact Name:	Sam Buchan	Email:	sam@gtoddlaw.com
Address:	P O Box 124, Queenstown, New Zealand, 9300		

Point Number	395.3	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Opposes all subdivision being a discretionary activity and submits that subdivision of land zoned Medium Density Residential and Low Density Residential be a Controlled Activity.		

Submitter Number:	396	Submitter:	James Canning Muspratt
Contact Name:	Sam Buchan	Email:	sam@gtoddlaw.com
Address:	P O Box 124, Queenstown, New Zealand, 9300		
Point Number	396.3	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Opposes rule 27.4.1 and requests that subdivision of land zoned Rural Residential is a Controlled Activity.		

Submitter Number:	399	Submitter:	Peter and Margaret Arnott
Contact Name:	Sam Buchan	Email:	sam@gtoddlaw.com
Address:	P O Box 124, Queenstown, New Zealand, 9300		
Point Number	399.10	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		

Summary of Submission

Opposes Rule 27.4.1 and requests that subdivision of the Medium Density Zone, Business Zone and the Local Shopping Centre Zone be a Controlled Activity.

Submitter Number:

401

Submitter:

Max Guthrie

Contact Name:

Sam Buchan

Email:

sam@gtoddlaw.com

Address:

P O Box 124, Queenstown, New Zealand, 9300

Point Number

401.3

Provision:

1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

Position:

Oppose

Summary of Submission

Opposes rule 27.4.1 and requests that the subdivision of land zoned Rural Residential should be a controlled activity.

Submitter Number:

402

Submitter:

Leslie Richard Nelson and Judith Anne Nelson

Contact Name:

Sam Buchan

Email:

sam@gtoddlaw.com

Address:

P O Box 124, Queenstown, New Zealand, 9300

Point Number

402.3

Provision:

1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

Position:

Oppose

Summary of Submission

Opposes Rule 27.4.1 and requests that the subdivision of land zoned Rural Lifestyle should be a controlled activity.

Submitter Number:	403	Submitter:	Banco Trustees Limited, McCulloch Trustees 2004 Limited, and others
Contact Name:	Sam Buchan	Email:	sam@gtoddlaw.com
Address:	P O Box 124, Queenstown, New Zealand, 9300		
Point Number	403.2	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Opposes rule 27.4.1 and requests that subdivision in the rural residential zone be made a controlled activity.		

Submitter Number:	406	Submitter:	Graeme Morris Todd
Contact Name:	Sam Buchan	Email:	sam@gtoddlaw.com
Address:	P O Box 124, Queenstown, New Zealand, 9300		
Point Number	406.2	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Support		
Summary of Submission	Subdivision in the Low Density Residential Zone should be a Discretionary Activity as proposed.		
Point Number	406.3	Provision:	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications > 1353-27.9.1
Position:	Oppose		
Summary of Submission	Requests that applications for Restricted Discretionary and Discretionary Activity subdivisions in the Low Density Residential Zone should be supported by the written approval of affected parties before they are considered on a non-notified bases or be limited or public notified.		

Submitter Number:	408	Submitter:	Otago Foundation Trust Board
Contact Name:	Amy Wilson-White	Email:	amyw@brownandcompany.co.nz
Address:	PO Box 1467, Queenstown, New Zealand, 9348		

Point Number	408.27	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Suggestion as follows: "(i) Replacement of Chapter 27 Subdivision to reintroduce the existing Operative District Plan Chapter 15 controlled activity status subdivision regime; OR (ii) Amendment of Chapter 27 to introduce a controlled activity status regime for subdivision where prescribed standards relating to matters such as minimum allotment size are met, subject to assessment against appropriate assessment matters; OR (iii) Any alternative outcome, which could include any combination of any provisions of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, which will achieve appropriate subdivision outcomes, provided that the primary default subdivision consent status (if standards are met) is controlled activity status."		

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	414.3	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Oppose		
Summary of Submission	Subdivision should be a controlled activity within all Residential, Township, Town Centres, Business, Industrial and Special Zones subject to standards.		

Point Number	414.4	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules -
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Position: Oppose

Summary of Submission Amend the Rural Lifestyle minimum lot size standard 27.5.1 to a 1 ha average

Submitter Number: 415 **Submitter:** Trustees of the Lake Hayes Investment Trust

Contact Name: Sam Buchan **Email:** sam@gtoddlaw.com

Address: P O Box 124, Queenstown, New Zealand, 9300

Point Number 415.3 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

Position: Oppose

Summary of Submission Opposes Proposed Rule 27.4.1 that makes subdivision of all land a Discretionary Activity. Requests that subdivision of the Rural Residential zone be a Controlled Activity.

Submitter Number: 416 **Submitter:** Queenstown Lakes Lodge Limited

Contact Name: Sam Buchan **Email:** sam@gtoddlaw.com

Address: P O Box 124, Queenstown, New Zealand, 9300

Point Number 416.1 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

Position: Oppose

Summary of Submission opposes Proposed Rule 27.4.1 that makes subdivision of all land a Discretionary Activity. Requests that subdivision of the Rural Residential zone be a Controlled Activity.

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	421.9	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1230-27.2.5.16
Position:	Support		
Summary of Submission	supports policy 27.2.5.16 and requests this be retained.		

Point Number	421.10	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Insert new rule 27.4.1A "In all zones subdivision for utilities is a controlled activity".		

Point Number	421.11	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Insert a new standard requiring telecommunication reticulation to all allotments in new subdivisions. Proposed wording outlined in submission 421 Insert a new standard requiring that connection to the telecommunication network be provided for each building. Proposed wording outlined in submission 421		

Submitter Number:	423	Submitter:	Carol Bunn
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Contact Name:		Email:	carolbunn.winemaker@gmail.com
Address:	23 Nairn Street, Arrowtown, 9302		
Point Number	423.5	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Oppose the new rules that subdivision is a discretionary activity		

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	426.18	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4
Position:	Support		
Summary of Submission	Adopt sections 27.2.4, 27.2.4.2, 27.2.4.4, 27.2.4.5, 27.2.4.6, 27.5.1.4, 27.5.1.5.		
Point Number	426.19	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1260-27.5.1.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Neutral / advice. Heritage New Zealand's policy guidance recommends discretionary activity status for the subdivision of land containing a scheduled heritage item (including scheduled archaeological sites). Heritage New Zealand does not usually seek that this same level of subdivision control be applied to all land containing a known archaeological site, as many archaeological sites will not be of sufficient archaeological heritage value to merit such regulation where there are no other		

consent triggers.

Heritage New Zealand's interpretation of the subdivision provisions is that all subdivision activities require resource consent and accordingly the presence of an archaeological site would not, in itself, trigger a requirement for resource consent. In this context Heritage New Zealand is comfortable that the provision 27.5.1.6 is not unduly onerous.

Submitter Number:	427	Submitter:	MR & SL Burnell Trust
Contact Name:	MR & SL Burnell Trust MR & SL Burnell Trust	Email:	julie.e.rickman@nz.pwc.com
Address:	PO Box 5848, Moray Place, Dunedin, 9058		

Point Number	427.2	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
Position:	Support		
Summary of Submission	Subdivision in the Low Density Residential zone should be a Discretionary Activity as proposed by the Proposed District Plan.		

Point Number	427.3	Provision:	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications
Position:	Oppose		
Summary of Submission	Applications for Restricted Discretionary and Discretionary subdivisions in the Low Density Residential zone should be supported by the written approval of affected parties before they are considered on a non-notified basis or e limited or public notified.		

Submitter Number:	428	Submitter:	Barry Francis Ellis and Sandy Joan Ellis
Contact Name:	Sam Buchan	Email:	sam@gtoddlaw.com
Address:	P O Box 124, Queenstown, New Zealand, 9300		

Point Number	428.4	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1207-27.2.4.1
Position:	Oppose		
Summary of Submission	Oppose Rule 27.4.1. Requests subdivision of land zoned Rural Lifestyle should be a Controlled Activity.		

Submitter Number:	430	Submitter:	Ayrburn Farm Estate Ltd
Contact Name:	Amy Wilson-White	Email:	amyw@brownandcompany.co.nz
Address:	PO Box 1467, Queenstown, New Zealand, 9348		

Point Number	430.10	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Opposes the discretionary status of subdivision in the Rural Residential and Rural Lifestyle Zones and seeks that the status is controlled.		

Submitter Number:	431	Submitter:	Barbara Kipke
Contact Name:	Carey Vivian	Email:	carey@vivianespie.co.nz
Address:	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

Point Number	431.3	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of	Seeks that the average allotment size of the Rural Lifestyle Zone is reduced from 2 hectares to		

Submission	1.5 hectares for the submitters property at Lot 1 DP 474749, Wye Creek, shown on Proposed District Plan Map 13a.		
	Amend Rule 27.5.1 by adding a new row under the heading Rural Lifestyle: <u>Rural lifestyle – Wye Creek One hectare, provide the average lot size is not less than 1.5 hectares.</u>		
Point Number	431.4	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Opposes Rule 27.4.1 which proposes to make default subdivision a discretionary activity. Seeks that any subdivision that meets site and zone standards remains a controlled activity consistent with the existing regime under the Operative District Plan.		
	Amend Rule 27.4.1 so default subdivision that meets site and zone standards remains a controlled activity.		

Submitter Number:	433	Submitter:	Queenstown Airport Corporation
Contact Name:	Kirsty O'Sullivan	Email:	kirsty.osullivan@mitchellpartnerships.co.nz
Address:	PO Box 489, Dunedin, 9054		
Point Number	433.94	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Insert the following new policy: <u>Policy 27.2.2.X</u> <u>Discourage activities that encourage the congregation of birds within aircraft flight paths.</u>		
Point Number	433.95	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Support		
Summary of	Retain the minimum lot size for subdivision within the Queenstown Airport Mixed Use Zone.		

Submission

Point Number 433.96 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

Position: Oppose

Summary of Submission Retain the operative minimum allotment size of 600m².

Point Number 433.97 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development

Position: Oppose

Summary of Submission Delete the rule.

Point Number 433.98 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1264-27.5.3 Subdivision associated with residential

Position: Oppose

Summary of Submission Delete the rule.

Point Number 433.99 **Provision:** 1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications > 1353-27.9.1

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

Summary of Submission Amend the rule as follows:

Where the application site or activity:

-
- Discretionary activities within the Jacks Point Zone;

Is located within the Air Noise Boundary or Outer Control Boundary at Queenstown or Wanaka Airports.

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	438.35	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
Position:	Support		
Summary of Submission	Retain 27.2.5 as notified		
Point Number	438.36	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1220-27.2.5.6
Position:	Not Stated		
Summary of Submission	Retain 27.2.5.6 as notified		
Point Number	438.37	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1221-27.2.5.7
Position:	Not Stated		
Summary of Submission	Retain 27.2.5.7 as notified		
Point Number	438.38	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1224-27.2.5.10:
Position:	Other - Please clearly indicate your position in your submission below		
Summary of	Include reference to the NZFS Code of Practice to read: <i>Ensure appropriate water supply, design</i>		

Submission	<i>and installation by having regard to: Adequate water supplies for fire fighting purposes <u>in accordance with the NZFS Code of Practice SNZ PAS 4509:2003</u></i>		
Point Number	438.39	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The NZFS recommends the requirement to comply with the NZFS Code of Practice in relation to water supply and access in non-reticulated areas. Requests insertion of new standard and matter of discretion which Includes the requirement to comply with the NZFS Code of Practice SNZ PAS 4509:2003. Suggested amendments identified in Attachment 1 of submission 438.		

Submitter Number:	442	Submitter:	David and Margaret Bunn
Contact Name:		Email:	dmbunn@snap.net.nz
Address:	219 Morven Ferry Road, RD 1, Queenstown, New Zealand, 9371		
Point Number	442.7	Provision:	1182-27 Subdivision and Development > 1183-27.1 Purpose
Position:	Oppose		
Summary of Submission	Delete : all subdivision requires resource consent as a discretionary activity Add : Subdivision in zoned areas is a controlled activity. Keep status quo		

Submitter Number:	443	Submitter:	Trojan Helmet Limited
Contact Name:	Amy Wilson-White	Email:	amyw@brownandcompany.co.nz
Address:	PO Box 1467, Queenstown, New Zealand, 9348		
Point Number	443.6	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

Position: Not Stated

Summary of Submission seeks the following additional objectives and policies (or similar), be included in Chapter 27, to apply to the land identified in Annexure A if its submission for a Rural Lifestyle zoning for that land is accepted:

27.7.21 McDonnell Rural Lifestyle Zoning

Objective 27.7.21.1: Enable subdivision to Rural Lifestyle densities while maintaining the landscape character of the surrounding area.

Policy 27.7.22.1.1 Subdivision shall be undertaken in accordance with a Structure Plan which provides for appropriate setbacks and landscaping to maintain the landscape character of the surrounding area.

Policy 27.7.22.1.2 Require the provision of a Landscape Amenity Management Area to preserve views of the surrounding landscape from public roads while visually softening the appearance of buildings in the zone

Policy 27.7.22.1.3 Avoid linear planting and buildings in the Landscape Amenity Management Area

Point Number	443.7	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Seeks the following additional rules (or similar), be included in Chapter 27, to give effect to the proposed rezoning and the proposed objective and policies:

27.8.10 McDonnell Rural Lifestyle Zoning

27.8.10.1 McDonnell Road Structure Plan – Subdivision failing comply with this rule shall be a discretionary activity.

(a) In the McDonnell Rural Lifestyle Zone, subdivision shall be in general accordance with the Structure Plan located within Part 27.13 of this Chapter. All subdivision shall result in the following: Location of all building platforms within the zone

(b) Location of internal lot boundaries

(c) Access to the zone to be provided from the main entrance to The Hills golf course

(d) Provision of a Landscape Management Plan which details landscape treatment and management within the Landscape Amenity Management Area, and includes the following:

(i) A planting layout plan for the Landscape Amenity Management Area, which includes species and densities of tussocks and naturalised groups of exotic and indigenous trees and shrubs and mowed grass. The purpose of the planting layout shown in the plan is to create a predominately open character;

(ii) Timeframes and sequencing of works;

(iii) Details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years.

(e) Registration of a consent notice which requires the Landscape Amenity Management Area to be established and maintained by the subdividing owner and/or subsequent owners of any individual allotment on a continuing basis.

Submitter Number: 452

Submitter:

Trojan Helmet Limited

Contact Name: Amy Wilson-White **Email:** amyw@brownandcompany.co.nz

Address: PO Box 1467, Queenstown, New Zealand, 9348

Point Number 452.6 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

Position: Not Stated

Summary of Submission Seeks the following additional objectives and policies (or similar), be included in Chapter 27, to apply to the land identified in Annexure A if its submission for a Rural Lifestyle zoning for that land is accepted:

27.7.21 Hogans Gully Rural Lifestyle Zoning

Objective 27.7.21.1: Enable subdivision to Rural Lifestyle densities while maintaining the landscape character of the surrounding area.

Policy 27.7.22.1.1 Subdivision shall be undertaken in accordance with a Structure Plan which provides for appropriate setbacks and landscaping to maintain the landscape character of the surrounding area.

Policy 27.7.22.1.2 Require the provision of a Landscape Amenity Management Area to preserve views of the surrounding landscape from public roads while visually softening the appearance of buildings in the zone

Policy 27.7.22.1.3 Avoid linear planting and buildings in the Landscape Amenity Management Area

Point Number 452.7 **Provision:** 1182-27 Subdivision and Development > 1326-27.8 Rules - Location Specific Standards

Position: Not Stated

Summary of Submission seeks the following additional rules (or similar), be included in Chapter 27, to give effect to the proposed rezoning, and proposed new objective and policies:

27.8.10 Hogans Gully Rural Lifestyle Zoning

27.8.10.1 Hogans Gully Structure Plan – Subdivision failing comply with this rule shall be a discretionary activity.

(a) In the Hogans Gully Rural Lifestyle Zone, subdivision shall be in general accordance with the Structure Plan located within Part 27.13 of this Chapter. All subdivision shall result in the following:

(i) Location of all building platforms within the zone

(ii) Location of internal lot boundaries

(iii) Access to the zone to be provided from Hogans Gully Road

(iv) Provision of a Landscape Management Plan which details landscape treatment and management within the Landscape Amenity Management Area, and includes the following:

- A planting layout plan for the Landscape Amenity Management Area, which includes species and densities of tussocks and naturalised groups of exotic and

- indigenous trees and shrubs and mowed grass. The purpose of the planting layout shown in the plan is to create a predominately open character;

- Timeframes and sequencing of works;

- Details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years.

(b) Registration of a consent notice which requires the Landscape Amenity Management Area to be established and maintained by the subdividing owner and/or subsequent owners of any

Submitter Number:	453	Submitter:	Paterson Pitts Partners (Wanaka) Ltd
Contact Name:	Mike Botting	Email:	duncan.white@ppgroup.co.nz
Address:	PO Box 283, Wanaka, 9343		

Point Number	453.1	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
Position:	Support		
Summary of Submission	Objectives 27.2.1 - 27.2.8 and Policies 27.2.1.1 - 27.2.8.2 are generally supported with exceptions identified.		

Point Number	453.2	Provision:	1182-27 Subdivision and Development > 1242-27.3 Other Provisions and Rules
Position:	Support		
Summary of Submission	The clarified relationship (27.3.2.1) between subdivision and earthworks is supported.		

Point Number	453.3	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Reject subdivision as a Discretionary Activity		

Point Number	453.4	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development
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Position:	Support		
Summary of Submission	This rule is supported.		
Point Number	453.5	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1264-27.5.3 Subdivision associated with residential
Position:	Oppose		
Summary of Submission	The intent is supported but consider the wording of these provisions to make them more practical.		
Point Number	453.6	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure
Position:	Support		
Summary of Submission	These provisions are supported.		
Point Number	453.7	Provision:	1182-27 Subdivision and Development > 1270-27.6 Rules - Exemptions
Position:	Support		
Summary of Submission	Support 27.6.1 .1, but suggest the word 'an' be inserted to read 'An adjustment to an existing cross-lease...' There looks to be a heading missing and the rule 27.6.1.2 should be 27.6.2.1 with a heading for 26.7.2 Exemptions from the Requirement for the Provision of Esplanade Reserves or Strips.		
Point Number	453.8	Provision:	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications
Position:	Oppose		
Summary of Submission	Rules 27.9.1 - 2 are supported		
Point Number	453.9	Provision:	1182-27 Subdivision and

Position: Support

Summary of Submission Should this section be titled Development Contributions rather than Financial Contributions.

Point Number 453.10 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1186-27.2.1.1

Position: Oppose

Summary of Submission Oppose 27.2.1.1 on basis that changes to the QLDC Land Development and Subdivision Code of Practice can are often made to this document without involvement of, or even advice to stakeholders.

Point Number 453.11 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1187-27.2.1.2

Position: Oppose

Summary of Submission Oppose 27.2.1.2 oppose reference to Subdivision Design Guidelines on basis that the policy refers to a document that has not been consulted on and can be changed at any time, seemingly without public consultation.

Point Number 453.12 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1189-27.2.1.4

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

Summary of Submission In Policy 27.2.1.4 should the word 'proposed' be replaced with 'achieved'?

Point Number 453.13 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1190-27.2.1.5

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

Summary of Submission Policy 27.2.1.5 should the wording 'required of anticipated' be replaced with 'required by anticipated'

Point Number	453.14	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1200-27.2.2.7
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend 27.2.2.7 to remove the word "innovative".		
Point Number	453.15	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1203-27.2.3 Objective 3 > 1205-27.2.3.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend 27.2.3.2 so the text of the third bullet point reads "Where possible and practical minimise the creation of multiple rear sites".		
Point Number	453.16	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1207-27.2.4.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend 27.2.4.1 so the text reads "Where possible and practical enhance ..."		
Point Number	453.17	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1213-27.2.4.7
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend 27.2.4.7 second bullet point to read "... landscape features that the value of land so reserved be off-set against the development contribution..."		
Point Number	453.18	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1218-27.2.5.4

Position: Oppose

Summary of Submission Oppose 27.2.5.4 as too open to differing interpretation.

Point Number	453.19	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1219-27.2.5.5
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend 27.2.5.5 final bullet point to add "... in accordance with Council's transport strategies."

Point Number	453.20	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1223-27.2.5.9
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Position: Oppose

Summary of Submission Oppose 27.5.2.9 as this issue is better addressed as part of building not at the time of subdivision.

Point Number	453.21	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1225-27.2.5.11
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Position: Oppose

Summary of Submission Oppose 27.2.5.11 as these costs should be covered by development contributions.

Point Number	453.22	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1226-27.2.5.12
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend 27.2.5.12 to add "... where possible and practical."

Point Number	453.23	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1229-27.2.5.15.
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend 27.2.5.15 to add "... with upgrades credited against development contributions."		

Point Number	453.24	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1251-27.4.2 Non-complying activities:
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	clause 'd' associated with the subdivision of a residential flat lacks clarity.		

Submitter Number:	456	Submitter:	Hogans Gully Farming Limited
Contact Name:	Amy Wilson-White	Email:	amyw@brownandcompany.co.nz
Address:	PO Box 1467, Queenstown, New Zealand, 9348		

Point Number	456.30	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1252-27.4.3 Restricted Discretionary activities:
Position:	Oppose		
Summary of Submission	The submitter opposes Rule 27.4.3 and seeks the following amendments: <i>The following shall be Restricted Discretionary <u>Controlled</u> activities:</i> <i>A Subdivision undertaken in accordance with a structure plan or spatial layout plan that is identified in the District Plan. Discretion Control is restricted reserved to the matters specified in the Location Specific Objectives, Policies and Provisions in Part 27.7-9</i> OR In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.		

Point Number	456.31	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions
Position:	Not Stated		
Summary of Submission	The submitter seeks the addition of site specific zonings for the land described as 'a 130ha block located between State Highway 6, McDonnell Road, Hogan Gully Road and the Bendemeer Special Zone', also referred to as the Hogan Gully Farm, and as shown on Planning Map 26. The detail of the zone put forward by the submitter is set out in Part 3.6 of the submission.		

Submitter Number:	467	Submitter:	Mr Scott Conway
Contact Name:	Carey Vivian	Email:	carey@vivianespie.co.nz
Address:	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
Point Number	467.3	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	Amend rule 27.4.1 so that simple subdivisions of the Rural Residential zone are a controlled activity.		
Point Number	467.5	Provision:	1182-27 Subdivision and Development
Position:	Not Stated		
Summary of Submission	Adopt the Rural Residential Proposed provisions within Chapter 27 as they relate to the area identified in the attached map "Proposed Rural Residential Zone Location Map".		

Submitter Number:	473	Submitter:	Mr Richard Hanson
Contact Name:	Carey Vivian	Email:	carey@vivianespie.co.nz

Address: PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

Point Number 473.3 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision

Position: Not Stated

Summary of Submission Amend rule 27.4.1 so that simple subdivisions of the Rural Residential zone are a controlled activity.

Point Number 473.5 **Provision:** 1182-27 Subdivision and Development

Position: Not Stated

Summary of Submission Adopt the Rural Residential Proposed provisions within Chapter 27 as they relate to the area identified in the attached map "Proposed Rural Residential Zone Location Map".

Submitter Number: 476 **Submitter:** Keith Hindle & Dayle Wright

Contact Name: Carey Vivian **Email:** carey@vivanespie.co.nz

Address: PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

Point Number 476.3 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

Position: Not Stated

Summary of Submission Amend Rule 27.4.1 so simple subdivisions of the Rural Residential zone are a controlled activity.

Submitter Number: 480 **Submitter:** Lloyd James Veint, Arcadia Station

Contact Name: Carey Vivian **Email:** carey@vivanespie.co.nz

Address:	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
Point Number	480.3	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	Amend Rule 27.4.1 so simple subdivisions of the Rural Visitor zone are a controlled activity.		

Submitter Number:	481	Submitter:	Cabo Limited
Contact Name:	Carey Vivian	Email:	carey@vivianespie.co.nz
Address:	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
Point Number	481.4	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	Oppose Rule 27.4.1 and seek that this rule is amended to a controlled activity consistent with the Operative District Plan.		
Point Number	481.6	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1304-27.7.8 Objective - Wyuna Station
Position:	Not Stated		
Summary of Submission	Adopt Objective 27.7.8 and related Policy 27.7.8.1 as they relate to the proposed Wyuna Station Rural Lifestyle zone identified on Planning Map 25		
Point Number	481.7	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1306-27.7.9 Objective - Wyuna Station

Position:	Not Stated
Summary of Submission	Adopt Objective 27.7.9 and related Policies 27.7.9.1 and 27.7.9.2 as they relate to the proposed Wyuna Station Rural Lifestyle zone identified on Planning Map 25. Reference correction in Objective 27.7.9 where reference is made to Objective 27.7.7 it should be made to Objective 27.7.8.

Submitter Number:	485	Submitter:	Joanne Phelan and Brent Herdson
Contact Name:	Carey Vivian	Email:	carey@vivianespie.co.nz
Address:	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
Point Number	485.2	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	Amend Rule 27.4.1 so simple subdivisions of the Low Density Residential Zone remain a controlled activity.		

Submitter Number:	486	Submitter:	Temple Peak Ltd
Contact Name:	Carey Vivian	Email:	carey@vivianespie.co.nz
Address:	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
Point Number	486.4	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	Amend Rule 27.4.1 so complying subdivisions of the Rural Lifestyle zone are a controlled activity.		

Submitter Number:	487	Submitter:	Blennerhassett Family
Contact Name:	Carey Vivian	Email:	carey@vivianespie.co.nz
Address:	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

Point Number	487.2	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1292-27.7.4 Objective - Large Lot Residential
Position:	Not Stated		
Summary of Submission	Adopt Objective 27.7.4 and amend policy 27.7.4.1. by deleting the word 'ridgelines' and replacing this with the words 'skyline ridges' to be consistent with Operative District plan.		

Point Number	487.3	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1292-27.7.4 Objective - Large Lot Residential > 1294-27.7.4.2
Position:	Not Stated		
Summary of Submission	Opposes Policy 27.7.4.2. Delete Policy 27.7.4.2 .		

Point Number	487.4	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	Oppose Rule 27.4.1 and seek that this rule is amended to a controlled activity consistent with the Operative District Plan. Amend Rule 27.4.1 so default subdivision remains a controlled activity.		

Point Number	487.5	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
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Position:	Not Stated
Summary of Submission	Adopt Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive.

Submitter Number:	488	Submitter:	Schist Holdings Limited and Bnzl Properties Limited
Contact Name:	Carey Vivian	Email:	carey@vivianespie.co.nz
Address:	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
Point Number	488.4	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	Amend Rule 27.4.1 so complying subdivisions of the Mixed Use Zone or the Industrial Zone are a controlled activity.		

Submitter Number:	493	Submitter:	S Jones
Contact Name:		Email:	suejones99@xtra.co.n
Address:	PO Box 1286, Queenstown, New Zealand, 9300		
Point Number	493.1	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	Opposes Rule 27.4.1. Amend Rule 27.4.1 so default subdivision that meets site and zone standards remains a controlled activity as it is in the Operative District Plan		

Submitter Number:	497	Submitter:	Arcadian Triangle Limited
Contact Name:	Warwick Goldsmith	Email:	warwick.goldsmith@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	497.16	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.		

Point Number	497.17	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary<u>controlled</u> activities, except <u>as</u> otherwise stated: Council's control is limited to: • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> <u>All subdivision activities in the Rural Zone are Discretionary activities.</u>		

Point Number	497.18	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in the previous submission point.		

Point Number	497.19	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Amend Chapter 27 in such a manner, reasons described above. incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activitv status.		
Point Number	497.20	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 as follows: On a hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares <u>An average lot size of not less than 1 hectare.</u> <u>For the purpose of calculating any average, any allotment greater than 2 hectares. including the balance, is deemed to be 2 hectares.</u>		
Point Number	497.21	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 as follows: One hectare		

Submitter Number:	499	Submitter:	Skipp Williamson
Contact Name:	Carey Vivian	Email:	carey@vivianespie.co.nz
Address:	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
Point Number	499.3	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		

Summary of Submission

Opposes rule 27.4.1. Amend Rule 27.4.1 so default subdivision that meets site and zone standards remains a controlled activity consistent with the Operative District Plan.

Submitter Number:

500

Submitter:

Mr David Broomfield

Contact Name:

Carey Vivian

Email:

carey@vivianespie.co.nz

Address:

PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

Point Number

500.4

Provision:

1182-27 Subdivision and Development

Position:

Not Stated

Summary of Submission

Submitter requests the rezoning of land located immediately northwest of the Quail Rise zone on Tucker Beach Road, Lower Shotover, Wakatipu.

Adopt the Rural Residential proposed provisions within Chapter 27 as they relate to this area of land, as identified in the map attached to the submission "Proposed Rural Residential Zone Location Map".

Point Number

500.5

Provision:

1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

Position:

Not Stated

Summary of Submission

Amend Rule 27.4.1 so simple subdivisions of the Rural Residential zone are a controlled activity.

Point Number

500.6

Provision:

1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

Position:

Not Stated

Summary of Submission

Submitter requests the rezoning of land located immediately northwest of the Quail Rise zone on Tucker Beach Road, Lower Shotover, Wakatipu. That the land identified in the attached graphic be re-zoned to Rural Residential zone with a minimum lot size of 4000m2.

Submitter Number:	501	Submitter:	Woodlot Properties Limited
Contact Name:	David Broomfield	Email:	david@woodlotproperties.co.nz
Address:	PO Box 2612, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

Point Number	501.3	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Oppose Rule 27.4.1 which proposes to make default subdivision a discretionary activity. Requests that Rule 27.4.1 be amended so default subdivision that meets site and zone standards remains a controlled activity.		

Point Number	501.13	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	Amend Rule 27.4.1 so default subdivision that meets site and zone standards remains a controlled activity.		

Point Number	501.20	Provision:	1182-27 Subdivision and Development
Position:	Not Stated		
Summary of Submission	Seeks that land identified within the hatched area on the map attached to submission 501 (generally located adjacent to Hansen Road and east of Quail Rise) be zoned as Rural Residential and/or Rural Lifestyle. Seeks that the Rural Lifestyle and/or Rural Residential proposed provisions within Chapter 27 are adopted as they relate to the area identified on the map attached to the submission.		

Point Number	501.21	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	Amend rule 27.4.1 so simple subdivisions of the Rural Residential Zone are a controlled activity.		

Point Number	501.22	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
Position:	Not Stated		
Summary of Submission	Seeks that land identified within the hatched area on the map attached to submission 501 (generally located adjacent to Hansen Road and east of Quail Rise) be zoned as Rural Residential and/or Rural Lifestyle. Seeks that should this area be rezoned as rural residential or rural lifestyle that there be a restricted time period for development to provide an incentive to develop the land within a set time period, for example 10% of development completed in the first 10 years, 20% in the following 5 years.		

Submitter Number:	512	Submitter:	The Estate of Norma Kreft
Contact Name:	Vanessa Robb	Email:	vanessa.robb@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		
Point Number	512.12	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.		
Point Number	512.13	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary <u>controlled</u> activities, except <u>as</u> otherwise stated: <u>Council's control is limited to:</u> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u>		

- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

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Point Number	512.14	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above.		

Submitter Number:	513	Submitter:	Jenny Barb
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9300		

Point Number	513.42	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.		

Point Number	513.43	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1, as follows: <i>All subdivision activities are discretionary controlled activities, except as otherwise stated:</i> <u>Council's control is limited to:</u> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u>		

- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

Point Number	513.44	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
Position:	Oppose		
Summary of Submission	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above		

Point Number	513.45	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.		

Point Number	513.46	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 as follows: One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. <u>An average lot size of not less than 1 hectare.</u> <u>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</u>		

Point Number	513.47	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 as follows: <u>One hectare</u>		

Submitter Number:	514	Submitter:	Duncan Fea
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		

Point Number	514.6	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 as follows: <u>4000m² One hectare</u> providing the average lot size is not less than <u>1 hectare</u> . For the purpose of calculating any average, any allotment greater than <u>2</u> hectares, including the balance, is deemed to be <u>2</u> hectares.		

Submitter Number:	515	Submitter:	Wakatipu Equities
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		

Point Number	515.36	Provision:	1182-27 Subdivision and Development
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Position: Oppose

Summary of Submission Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.

Point Number 515.37 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

Position: Oppose

Summary of Submission Amend Rule 27.4.1, as follows:
*All subdivision activities are ~~discretionary~~ **controlled** activities, except as otherwise stated:*

Council's control is limited to:

- *Lot sizes, averages and dimensions*
- *Subdivision design*
- *Property access*
- *Esplanade provision*
- *Natural hazards*
- *Fire fighting water supply*
- *Water supply*
- *Stormwater disposal*
- *Sewage treatment and disposal*
- *Energy supply and telecommunications*
- *Open space and recreation*
- *Easements*
- *The nature, scale and adequacy of environmental protection measures associated with earthworks*

All subdivision activities in the Rural Zone are Discretionary activities.

Point Number 515.38 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

Position: Oppose

Summary of Submission Amend **Rule 27.5.1** as follows:

One hectare providing the average lot size is not less than 2 hectares.

For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.

An average lot size of not less than 1 hectare.

For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

Point Number	515.39	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 as follows: <u>One hectare</u>		

Submitter Number:	516	Submitter:	MacFarlane Investments
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		

Point Number	516.6	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Amend the proposed plan and Map 36 as follows: 1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course. OR 2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block. AND 3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions the same effect as PC 50, for the Isle Street Block.		

Submitter Number:	517	Submitter:	John Thompson
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz

Address:	PO Box 201, Queenstown, New Zealand, 9349		
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Point Number	517.6	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Amend the proposed plan and Map 36 as follows: 1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course. OR 2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block. AND 3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions the same effect as PC 50, for the Isle Street Block.		

Submitter Number:	520	Submitter:	Fred van Brandenburg
Contact Name:	Vanessa Robb	Email:	vanessa.robb@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		

Point Number	520.4	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.		

Point Number	520.5	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary-controlled activities, except as otherwise stated:		

Council's control is limited to:
• Lot sizes, averages and dimensions

- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

Point Number	520.6	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in the previous submission point.		

Submitter Number:	522	Submitter:	Kristie Jean Brustad and Harry James Inch
Contact Name:	Vanessa Robb	Email:	vanessa.robb@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		

Point Number	522.39	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.		

Point Number	522.40	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
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Position: Oppose

Summary of Submission

Amend Rule 27.4.1 , as follows:

All subdivision activities are ~~discretionary controlled~~ activities, except as otherwise stated:
Council's control is limited to:

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications

- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

Point Number	522.41	Provision:	1182-27 Subdivision and Development
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Position: Oppose

Summary of Submission

Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above.

Point Number	522.42	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
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Position: Oppose

Summary of Submission

Amend Rule 27.5.1 as follows:

~~One hectare providing the average lot size is not less than 2 hectares.~~

~~For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.~~

An average lot size of not less than 1 hectare.

For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

Point Number	522.43	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules -
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Position: Oppose

Summary of Submission Amend Rule 27 .5.1 as follows:

One hectare

Submitter Number: 523 **Submitter:** Robert and Elvena Heywood
Contact Name: Warwick Goldsmith **Email:** warwick.goldsmith@andersonlloyd.co.nz
Address: PO Box 201, Queenstown, New Zealand, 9348

Point Number 523.13 **Provision:** 1182-27 Subdivision and Development
Position: Oppose
Summary of Submission Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan Chapter 15.

Point Number 523.14 **Provision:** 1182-27 Subdivision and Development
> 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position: Oppose
Summary of Submission Amend Rule 27.4.1, as follows:
*All subdivision activities are discretionary **controlled** activities, except as otherwise stated:
Council's control is limited to:*

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal

- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

Point Number	523.15	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
Position:	Oppose		
Summary of Submission	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above		

Point Number	523.16	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.		

Point Number	523.17	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 as follows: One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. <u>An average lot size of not less than 1 hectare.</u> <u>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</u>		

Point Number	523.18	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 as follows:		

Submission *One hectare*

Submitter Number:	524	Submitter:	Ministry of Education
Contact Name:	Julie McMinn	Email:	julie.mcminn@opus.co.nz
Address:	Private Bag 1913, Dunedin, New Zealand, 9054		

Point Number	524.42	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2
Position:	Support		
Summary of Submission	Retain		

Point Number	524.43	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1198-27.2.2.5
Position:	Support		
Summary of Submission	retain		

Point Number	524.44	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1199-27.2.2.6
Position:	Support		
Summary of Submission	retain		

Point Number	524.45	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 >
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission support in part

Relief sought:

Modify:

Policy 27.2.2.4 Subdivision will have good and integrated connections and accessibility to existing and planned areas of employment, community **activities and** facilities, services, trails, public transport and adjoining neighbourhoods.

Submitter Number:	525	Submitter:	F S Mee Developments Limited
Contact Name:	Warwick Goldsmith	Email:	warwick.goldsmith@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	525.1	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan -Chapter 15.		

Point Number	525.2	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
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Position: Oppose

Summary of Submission Amend Rule 27.4.1, as follows:

*All subdivision activities are ~~discretionary~~ **controlled** activities, except **as** otherwise stated:*

Council's control is limited to:

- Subdivision design
- Property access
- Esplanade provision

- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

Point Number	525.3	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
Position:	Oppose		
Summary of Submission	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in submission point 525.2.		

Point Number	525.4	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.		

Submitter Number:	527	Submitter:	Larchmont Developments Limited
Contact Name:	Warwick Goldsmith	Email:	warwick.goldsmith@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	527.3	Provision:	1182-27 Subdivision and Development
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Position: Oppose

Summary of Submission Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan -Chapter 15.

Point Number 527.4 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

Position: Oppose

Summary of Submission In the alternative to submission point 527.3, amend Rule 27.4.1, as follows:
*All subdivision activities are ~~discretionary~~ **controlled** activities, except **as** otherwise stated:*
Council's control is limited to:

- *Lot sizes, averages and dimensions*
- *Subdivision design*
- *Property access*
- *Esplanade provision*
- *Natural hazards*
- *Fire fighting water supply*
- *Water supply*
- *Stormwater disposal*
- *Sewage treatment and disposal*
- *Energy supply and telecommunications*
- *Open space and recreation*
- *Easements*
- *The nature, scale and adequacy of environmental protection measures associated with earthworks*

All subdivision activities in the Rural Zone are Discretionary activities.

Point Number 527.5 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

Position: Oppose

Summary of Submission Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in submission point 527.4.

Point Number 527.6 **Provision:** 1182-27 Subdivision and Development

Position: Oppose

Summary of Submission	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.
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Submitter Number:	529	Submitter:	Lakes Edge Development Limited
Contact Name:	Warwick Goldsmith	Email:	warwick.goldsmith@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	529.4	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan -Chapter 15		

Point Number	529.5	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
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Position: Oppose

Summary of Submission Amend Rule 27.4.1, as follows:

All subdivision activities are ~~discretionary~~ controlled activities, except as otherwise stated:

Council's control is limited to:

- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental

All subdivision activities in the Rural Zone are Discretionary activities.

Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above

Point Number	529.6	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.		

Submitter Number:	530	Submitter:	Byron Ballan
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	530.13	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.		

Point Number	530.14	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1, as follows: <i>All subdivision activities are discretionary controlled activities, except as otherwise stated:</i> <i><u>Council's control is limited to:</u></i> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u>		

- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

Point Number	530.15	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 as follows: One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. <u>An average lot size of not less than 1 hectare.</u> <u>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</u>		

Point Number	530.16	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 as follows: <i>One hectare</i>		

Submitter Number:	531	Submitter:	Crosshill Farms Limited
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz

Address: PO Box 201, Queenstown, New Zealand, 9348

Point Number 531.26 **Provision:** 1182-27 Subdivision and Development

Position: Oppose

Summary of Submission Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.

Point Number 531.27 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

Position: Oppose

Summary of Submission Amend Rule 27.4.1, as follows:
*All subdivision activities are ~~discretionary~~ **controlled** activities, except as otherwise stated:*
Council's control is limited to:

- *Lot sizes, averages and dimensions*
- *Subdivision design*
- *Property access*
- *Esplanade provision*
- *Natural hazards*
- *Fire fighting water supply*
- *Water supply*
- *Stormwater disposal*
- *Sewage treatment and disposal*
- *Energy supply and telecommunications*
- *Open space and recreation*
- *Easements*
- *The nature, scale and adequacy of environmental protection measures associated with earthworks*

All subdivision activities in the Rural Zone are Discretionary activities.

Point Number 531.28 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

Position: Oppose

Summary of Submission Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in submission point 531.27.

Point Number	531.29	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.		

Submitter Number:	532	Submitter:	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	532.31	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.		

Point Number	532.32	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Delete Rule 27.4.1.		

Point Number	532.33	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1, as follows: <i>All subdivision activities are discretionary <u>controlled</u> activities, except <u>as otherwise stated</u>: <u>Council's control is limited to:</u></i>		

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

Point Number	532.34	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Not Stated		
Summary of Submission	Insert new Rule 27.5.5 Boundary adjustments, as follows: <u>Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</u> <u>(i) the building platform is retained.</u> <u>(ii) no additional separately saleable lots are created.</u> <u>(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.</u>		

Point Number	532.35	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 as follows: One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. <u>An average lot size of not less than 1 hectare.</u> <u>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</u>		

Point	532.36	Provision:	1182-27 Subdivision and
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Number	Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose
Summary of Submission	Amend Rule 27.5.1 as follows: <u>One hectare</u>

Submitter Number:	534	Submitter:	Wayne Evans, G W Stalker Family Trust, Mike Henry
Contact Name:	Warwick Goldsmith	Email:	warwick.goldsmith@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	534.32	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan -Chapter 15.		

Point Number	534.33	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1, as follows: <i>All subdivision activities are discretionary <u>controlled</u> activities, except <u>as otherwise stated</u>:</i> <u>Council's control is limited to:</u> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u>		

- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above.

Point Number	534.34	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.		

Point Number	534.35	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Not Stated		
Summary of Submission	Insert new Rule 27.5.5 Boundary adjustments, as follows: <u>Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</u> <u>(i) the building platform is retained.</u> <u>(ii) no additional separately saleable lots are created.</u> <u>(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.</u>		

Point Number	534.36	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 as follows: One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. <u>An average lot size of not less than 1 hectare.</u> <u>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</u>		

Point Number	534.37	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 as follows: <u>One hectare</u>		

Submitter Number:	535	Submitter:	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain
Contact Name:	Warwick Goldsmith	Email:	warwick.goldsmith@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	535.32	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan -Chapter 15.		

Point Number	535.33	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250- 27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1, as follows: <i>All subdivision activities are discretionary <u>controlled</u> activities, except <u>as otherwise stated</u>:</i> <i><u>Council's control is limited to:</u></i> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u>		

- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

Point Number	535.34	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.		

Point Number	535.35	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Not Stated		
Summary of Submission	Insert new Rule 27.5.5 Boundary adjustments, as follows: <u>Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</u> <u>(i) the building platform is retained.</u> <u>(ii) no additional separately saleable lots are created.</u> <u>(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.</u>		

Point Number	535.36	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 as follows: One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. <u>An average lot size of not less than 1 hectare.</u> <u>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</u>		

Point Number	535.37	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 as follows: <u>One hectare</u>		

Submitter Number:	536	Submitter:	Wanaka Trust
Contact Name:	Vanessa Robb	Email:	vanessa.robb@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	536.12	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.		

Point Number	536.13	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary <u>controlled</u> activities, except <u>as</u> otherwise stated: <u>Council's control is limited to:</u> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u>		

- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

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Point Number	536.14	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above.		

Submitter Number:	537	Submitter:	Slopehill Joint Venture
Contact Name:	Vanessa Robb	Email:	vanessa.robb@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	537.37	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.		

Point Number	537.38	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1, as follows: <i>All subdivision activities are discretionary controlled activities, except as otherwise stated:</i> <i><u>Council's control is limited to:</u></i> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u>		

- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities

Point Number	537.39	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
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Position: Oppose

Summary of Submission Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in the previous submission point.

Point Number	537.40	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
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Position: Oppose

Summary of Submission Amend **Rule 27.5.1** as follows:

~~One hectare providing the average lot size is not less than 2 hectares.~~
~~For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.~~
An average lot size of not less than 1 hectare.
For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

Point Number	537.41	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
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Position: Oppose

Summary of Submission Amend **Rule 27.5.1** as follows:

One hectare

Submitter Number:	541	Submitter:	Boundary Trust
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	541.5	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Not Stated		
Summary of Submission	That the following amendment applies to the 'land' described by the submitter as 459 Arrowtown-Lake Hayes Road (Lot 3 and Part Lot 2 DP 19667), Lots 1-2 DP 327817 and Lots 1-2 DP 27846: - amend Rule 27.5.1 to state that the minimum allotment size for the land shall be 1000m2 at the time of subdivision. OR Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission OR If the aforementioned relief sought by the submitter in this submission is not granted, then the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.		

Point Number	541.6	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	That subdivision in the Millbrook Resort Zone (including the extended zone across the 'land' described by the submitter as 459 Arrowtown-Lake Hayes Road (Lot 3 and Part Lot 2 DP 19667), Lots 1-2 DP 327817 and Lots 1-2 DP 27846) should continue to be a controlled activity as per the operative Plan provisions. OR Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission		

OR

If the aforementioned relief sought by the submitter in this submission is not granted, then the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.

Submitter Number:	542	Submitter:	G H & P J Hensman
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	542.5	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	Amend rule to make subdivision a controlled activity. OR any consequential amendments to give effect to this submission.		

Submitter Number:	543	Submitter:	P J & G H Hensman & Southern Lakes Holdings Limited
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	543.6	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
Position:	Not Stated		
Summary of Submission	Remove the rules making all subdivision in the Low Density Residential Zone or High Density Residential Zone a Discretionary Activity and the objectives, policies and guidelines are amended accordingly.		

Submitter Number:	545	Submitter:	High Peaks Limited
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown , New Zealand, 9348		
Point Number	545.5	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	Amend rule to make subdivision a controlled activity. OR any consequential amendments to give effect to this submission.		

Submitter Number:	550	Submitter:	Ngai Tahu Property Limited
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	550.5	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	Amend rule to make subdivision a controlled activity. OR any consequential amendments to give effect to this submission.		

Submitter Number:	556	Submitter:	Skyline Enterprises Limited
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Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	556.11	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	All subdivision should be amended to a Controlled Activity consistent with the Operative District Plan and any consequential amendments to give effect to this point. A discretionary activity regime will impose significant uncertainty, cost and time delays on simple subdivisions and does not represent sustainable management.		

Submitter Number:	564	Submitter:	Glenorchy Community Association Committee
Contact Name:	Ingrid Temple	Email:	gycommunityassn@gmail.com
Address:	PO Box 38, Glenorchy, New Zealand, 9350		
Point Number	564.2	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Support		
Summary of Submission	Support.		

Submitter Number:	567	Submitter:	Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	567.13	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
Position:	Oppose		
Summary of Submission	Oppose the PDP objectives and policies that inform and support Rule 27.4.1 making all subdivision activities discretionary.		

Point Number	567.14	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose the PDP rules that inform and support Rule 27.4.1 making all subdivision activities discretionary.		

Point Number	567.15	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose the PDP rules that informs and support Rule 27.4.1 making all subdivision activities discretionary.		

Point Number	567.16	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1186-27.2.1.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose the 'QLDC Land Development and Subdivision Code of Practice' and the 'QLDC Subdivision Design Guidelines' that inform and support Rule 27.4.1 making all subdivision activities discretionary.		

Point Number	567.17	Provision:	1182-27 Subdivision and Development > 1183-27.1 Purpose
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Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose the 'QLDC Land Development and Subdivision Code of Practice' and the 'QLDC Subdivision Design Guidelines' that inform and support Rule 27.4.1 making all subdivision activities discretionary.		
Point Number	567.18	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the PDP so that the status of subdivision is a controlled activity within the JPRZ (with no minimum allotment size).		
Point Number	567.19	Provision:	1182-27 Subdivision and Development
Position:	Not Stated		
Summary of Submission	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.		

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	580.11	Provision:	1182-27 Subdivision and Development > 1242-27.3 Other Provisions and Rules > 1246-27.3.3 Zones exempt > 1248-27.3.3.2
Position:	Support		
Summary of Submission	Retain this rule because it excludes the Hydro Generation zone from stage 1 of the District Plan Review.		
Point Number	580.12	Provision:	1182-27 Subdivision and Development > 1242-27.3 Other Provisions and Rules > 1246-

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

Summary of Submission Amend the heading of section 27.3.3 to delete the word 'and'.

Submitter Number: 583 **Submitter:** Glendhu Bay Trustees Limited

Contact Name: Chris Ferguson **Email:** Chris.Ferguson@boffamiskell.co.nz

Address: PO Box 110, Christchurch, New Zealand, 8140

Point Number 583.1 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

Position: Oppose

Summary of Submission All subdivision activities are ~~discretionary-controlled~~ activities, except as otherwise stated:

Council's control is limited to:

- Lot sizes, averages and dimensions
 - Subdivision design
 - Property access
 - Esplanade provision
 - Natural hazards
 - Fire fighting water supply
 - Water supply
 - Stormwater disposal
 - Sewage treatment and disposal
 - Energy supply and telecommunications
 - Open space and recreation
 - Easements
 - The nature, scale and adequacy of environmental protection measures associated with earthworks
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Point Number 583.2 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1251-27.4.2 Non-complying activities:

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

Summary of Submission

Amend Rule 27.4.2 a, as follows:

Subdivision that does not comply with the standards in Part 27.5 and location specific standards in part 27.8. Except within the following zone where any non-compliance shall be a discretionary activity.

- Jacks Point Zone
?
- Glendhu Station Zone

Point Number

583.3

Provision:

1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Insert the following to minimum lot size table:
Zone: Glendhu Station

Minimum Lot Area: No minimum

Point Number

583.4

Provision:

1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Insert a new location specific objective, policy and provisions for the Glendhu Station Zone as follows:

27.7.21 Objective – Glendhu Station Zone – Subdivision shall have regard to the identified location specific opportunities and constraints.

Policy 27.7.21.1 Ensure subdivision and development achieves the objectives and policies of the Glendhu Station Zone (Chapter 44).

Matters of Discretion

27.7.21.2 Council's discretion for subdivision activities is discretion to: Consistency with the Glendhu Station Structure Plan identified in 44.8

- Lot sizes, averages and dimensions.
- Subdivision design.
- Property access.
- Esplanade provision.
- Natural hazards.
- Fire fighting water supply
- Water supply.
- Stormwater disposal.
- Sewage treatment and disposal.
- Energy supply and telecommunications.
- Open space and recreation.

- Easements.
- The nature, scale and adequacy of environmental protection measures associated with earthworks.

Point Number 583.5 **Provision:** 1182-27 Subdivision and Development > 1326-27.8 Rules - Location Specific Standards

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

Summary of Submission Insert new Location specific standards for the Glendhu Station Zone, as follows:

27.8.10 Glendhu Station

27.8.10.1 Glendhu Station Structure Plan – Subdivision activities failing to comply with this rule shall be a discretionary activity

In the Glendhu Station Zone, subdivision shall be in general accordance with the Structure Plan located within Chapter 44.8

27.8.10.2 Subdivision of land located within Activity Area R in the absence of a resource consent granted under Rule 44.5.4 (Chapter 44)

Submitter Number: 586 **Submitter:** J D FAMILTON and Sons Trust

Contact Name: Herb FAMILTON **Email:** herb@familton.com

Address: 68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051

Point Number 586.1 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

Position: Support

Summary of Submission Retain Objectives 27.2.1 - 27.2.8

Point Number 586.2 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

Position: Support

Summary of Submission	Retain Policies 27.2.8.1 - 27.2.8.2		
Point Number	586.3	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Support		
Summary of Submission	Retain 250 m2 minimum lot size		
Point Number	586.4	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Alter 27.4.1 to: All subdivision activities shall be <u>controlled</u> activities, except where otherwise stated		
Point Number	586.5	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1256-27.5.1.2
Position:	Support		
Summary of Submission	Retain minimum dimensions of 12m X 12 for medium density housing		
Point Number	586.6	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1257-27.5.1.3
Position:	Support		
Summary of Submission	Retain Rules 27.5.1.3- 7 Historical and Reserves, access, roads and utilities.		
Point Number	586.7	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development > 1263-27.5.2.1

Position:	Support		
Summary of Submission	Retain 27.5.2.1		
Point Number	586.8	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure > 1267-27.5.4.1
Position:	Support		
Summary of Submission	Retain Rules 27.5.4.1 - 27.5.4.3		

Submitter Number:	591	Submitter:	Varina Propriety Limited
Contact Name:	Ian Greaves	Email:	ian@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	591.7	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The provisions are modified so that subdivision within the Urban Zones are a controlled activity provided it meets the minimum lot sizes as identified in the PDP.		

Submitter Number:	594	Submitter:	Alexander Kenneth & Robert Barry Robins & Robins Farm Limited
Contact Name:	Tim Williams	Email:	tim@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	594.8	Provision:	1182-27 Subdivision and Development
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. The Proposed District Plan is modified so that the status of subdivision is a controlled activity within the Rural Lifestyle Zone with an average lot size of 1ha or alternatively a minimum of 1ha.		

Submitter Number:	600	Submitter:	Federated Farmers of New Zealand
Contact Name:	David Cooper	Email:	dcooper@fedfarm.org.nz
Address:	PO Box 5242, Dunedin, New Zealand, 9058		

Point Number	600.102	Provision:	1182-27 Subdivision and Development > 1183-27.1 Purpose
Position:	Support		
Summary of Submission	The Purpose is adopted as proposed.		

Point Number	600.103	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6
Position:	Support		
Summary of Submission	Objective 27.2.6 is adopted as proposed.		

Point Number	600.104	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Support		
Summary of Submission	The Standards for Subdivision Activities in the Rural zones is adopted as proposed.		

Point Number	600.105	Provision:	1182-27 Subdivision and Development > 1361-27.12 Financial Contributions
Position:	Support		
Summary of Submission	The Policy is adopted as proposed.		

Submitter Number:	608	Submitter:	Darby Planning LP
Contact Name:	Chris Ferguson	Email:	Chris.Ferguson@boffamiskell.co.nz
Address:	PO Box 110, Christchurch, New Zealand, 8140		

Point Number	608.55	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan -Chapter 15.		

Point Number	608.56	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except as otherwise stated: <u>Council's control is limited to:</u> <u>? Lot sizes, averages and dimensions</u> <u>? Subdivision design</u> <u>? Property access</u> <u>? Esplanade provision</u> <u>? Natural hazards</u> <u>? Fire fighting water supply</u>		

? Water supply

? Stormwater disposal

? Sewage treatment and disposal

? Energy supply and telecommunications

? Open space and recreation

? Easements

? The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

Submitter Number:	610	Submitter:	Soho Ski Area Limited and Blackmans Creek No. 1 LP
Contact Name:	Chris Ferguson	Email:	Chris.Ferguson@boffamiskell.co.nz
Address:	PO Box 110, Christchurch, New Zealand, 8140		

Point Number	610.17	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
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Position: Oppose

Summary of Submission

Amend Rule 27.4.1, as follows:

All subdivision activities are ~~discretionary~~ controlled activities, except as otherwise stated:

Council's control is limited to:

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply

- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

Or

Insert new Rule 27.4.4, as follows:

The following shall be Controlled activities:

a. Subdivision within the Ski Area Sub Zones.

Council's control is limited to:

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

Point Number	610.18	Provision:	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications > 1353-27.9.1
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part.

Amend 27.9.1, as follows:

Except where as specified in RULE 27.9.2, applications for resource consent for the following activities shall not require the written consent of other persons and shall not be notified or limited-notified;

a Boundary adjustments.

b All restricted discretionary and discretionary activities, except within the Rural Zone.

c Subdivision within the Ski Area Sub-Zones.

Submitter Number: 613 **Submitter:** Treble Cone Investments Limited.

Contact Name: Chris Ferguson **Email:** Chris.Ferguson@boffamiskell.co.nz

Address: PO Box 110, Christchurch, New Zealand, 8140

Point Number 613.17 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision

Position: Oppose

Summary of Submission Amend Rule 27.4.1, as follows:

All subdivision activities are ~~discretionary~~ controlled activities, except as otherwise stated:

Council's control is limited to:

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

Or

Insert new Rule 27.4.4, as follows:

The following shall be Controlled activities:

a. Subdivision within the SASZ.

Council's control is limited to:

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

Point Number	613.18	Provision:	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. Amend 27.9.1, as follows: Except where as specified in RULE 27.9.2, applications for resource consent for the following activities shall not require the written consent of other persons and shall not be notified or limited-notified; a Boundary adjustments. b All restricted discretionary and discretionary activities, except within the Rural Zone. <u>c Subdivision within the SASZ.</u>		

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	625.13	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2
Position:	Not Stated		
Summary of Submission	<u>Insert new Policy 27.2.2.10:</u> <u>To ensure the provision of trails and trail connections are considered at the time of subdivision.</u>		

Submitter Number:	631	Submitter:	Cassidy Trust
Contact Name:	Shelley Chadwick	Email:	schadwick@webbfarry.co.nz
Address:	PO Box 5541, Queenstown, New Zealand, 9348		

Point Number	631.1	Provision:	1182-27 Subdivision and Development
Position:	Support		
Summary of Submission	The Cassidy Trust supports the ability to subdivide properties into smaller lot sizes within the Rural lifestyle zone.		

Point Number	631.5	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1251-27.4.2 Non-complying activities:
Position:	Oppose		
Summary of Submission	The Cassidy Trust opposes Rule 27.4.2.b to the extent that it applies to its property (submission 631).		

Point Number	631.6	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Support		

Summary of Submission	The Cassidy Trust supports Rule 27.5: Standards for subdivision activities, as they apply to the rural lifestyle zone, but seeks an amendment to the relevant rule to strike out the second sentence which reads "For the purpose of calculating any average, any allotment greater than four hectares, including the balance, is deemed to be four hectares".		
Point Number	631.7	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	The Cassidy Trust strongly opposes Rule 27.5.1 particularly because it is difficult to understand. It should be redrafted to make it clear for the community how it might apply to their properties.		

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		
Point Number	632.4	Provision:	1182-27 Subdivision and Development
Position:	Not Stated		
Summary of Submission	Amend the structure of the Subdivision Zone so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the section.		
Point Number	632.5	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1186-27.2.1.1
Position:	Not Stated		
Summary of Submission	Delete this provision		
Point Number	632.6	Provision:	1182-27 Subdivision and

Development > 1184-27.2
Objectives and Policies – district
wide > 1185-27.2.1 Objective 1. >
1187-27.2.1.2

Position: Not Stated

Summary of Submission Delete this provision

Point Number 632.7 **Provision:** 1182-27 Subdivision and
Development > 1184-27.2
Objectives and Policies – district
wide > 1185-27.2.1 Objective 1. >
1189-27.2.1.4

Position: Not Stated

Summary of Submission Delete this provision

Point Number 632.8 **Provision:** 1182-27 Subdivision and
Development > 1184-27.2
Objectives and Policies – district
wide > 1185-27.2.1 Objective 1. >
1190-27.2.1.5

Position: Not Stated

Summary of Submission Delete this provision

Point Number 632.9 **Provision:** 1182-27 Subdivision and
Development > 1184-27.2
Objectives and Policies – district
wide > 1185-27.2.1 Objective 1. >
1191-27.2.1.6

Position: Not Stated

Summary of Submission Delete this provision

Point Number 632.10 **Provision:** 1182-27 Subdivision and
Development > 1184-27.2
Objectives and Policies – district
wide > 1193-27.2.2 Objective 2

Position: Not Stated

Summary of Submission Delete this provision

Point Number	632.11	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1199-27.2.2.6
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Position:	Not Stated
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Summary of Submission	Delete this provision
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Point Number	632.12	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1201-27.2.2.8
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Position:	Not Stated
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Summary of Submission	Delete this provision
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Point Number	632.13	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1203-27.2.3 Objective 3 > 1205-27.2.3.2
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Position:	Not Stated
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Summary of Submission	Delete this provision
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Point Number	632.14	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4
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Position:	Not Stated
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Summary of Submission	Delete this provision
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Point Number	632.15	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1208-27.2.4.2
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Position:	Not Stated
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Summary of Submission	Delete this provision		
Point Number	632.16	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1209-27.2.4.3
Position:	Not Stated		
Summary of Submission	Delete this provision		
Point Number	632.17	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1210-27.2.4.4
Position:	Not Stated		
Summary of Submission	Delete this provision		
Point Number	632.18	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1211-27.2.4.5
Position:	Not Stated		
Summary of Submission	Delete this provision		
Point Number	632.19	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1212-27.2.4.6
Position:	Not Stated		
Summary of Submission	Delete this provision		
Point Number	632.20	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5

Position: Not Stated

Summary of Submission Delete this provision

Point Number 632.21 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1217-27.2.5.3

Position: Not Stated

Summary of Submission Delete this provision

Point Number 632.22 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1219-27.2.5.5

Position: Not Stated

Summary of Submission Delete this provision

Point Number 632.23 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1222-27.2.5.8

Position: Not Stated

Summary of Submission Delete this provision

Point Number 632.24 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1224-27.2.5.10:

Position: Not Stated

Summary of Submission Delete this provision

Point Number 632.25 **Provision:** 1182-27 Subdivision and

Development > 1184-27.2
Objectives and Policies – district
wide > 1214-27.2.5 Objective 5 >
1225-27.2.5.11

Position: Not Stated

Summary of Submission Delete this provision

Point Number 632.26 **Provision:** 1182-27 Subdivision and
Development > 1184-27.2
Objectives and Policies – district
wide > 1214-27.2.5 Objective 5 >
1228-27.2.5.14

Position: Not Stated

Summary of Submission Delete this provision

Point Number 632.27 **Provision:** 1182-27 Subdivision and
Development > 1184-27.2
Objectives and Policies – district
wide > 1214-27.2.5 Objective 5 >
1231-27.2.5.17

Position: Not Stated

Summary of Submission Delete this provision

Point Number 632.28 **Provision:** 1182-27 Subdivision and
Development > 1184-27.2
Objectives and Policies – district
wide > 1214-27.2.5 Objective 5 >
1232-27.2.5.18

Position: Not Stated

Summary of Submission Delete this provision

Point Number 632.29 **Provision:** 1182-27 Subdivision and
Development > 1184-27.2
Objectives and Policies – district
wide > 1233-27.2.6 Objective 6

Position: Not Stated

Summary of Submission Delete this provision

Point Number	632.30	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6 > 1234-27.2.6.1
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Position:	Not Stated
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Summary of Submission	Delete this provision
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Point Number	632.31	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6 > 1235-27.2.6.2
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Position:	Not Stated
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Summary of Submission	Delete this provision
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Point Number	632.32	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1236-27.2.7 Objective 7
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Position:	Not Stated
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Summary of Submission	Delete this provision
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Point Number	632.33	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1236-27.2.7 Objective 7 > 1238-27.2.7.2
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Position:	Not Stated
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Summary of Submission	Delete this provision
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Point Number	632.34	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1239-27.2.8 Objective 8
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Position:	Not Stated
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Summary of Submission	Delete this provision		
Point Number	632.35	Provision:	1182-27 Subdivision and Development
Position:	Not Stated		
Summary of Submission	Retain provisions 27.1.1.7 as notified		
Point Number	632.36	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1192-27.2.1.7
Position:	Not Stated		
Summary of Submission	Retain as notified		
Point Number	632.37	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1207-27.2.4.1
Position:	Not Stated		
Summary of Submission	Retain as notified		
Point Number	632.38	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1215-27.2.5.1
Position:	Not Stated		
Summary of Submission	Retain as notified		
Point Number	632.39	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1221-27.2.5.7

Position:	Not Stated		
Summary of Submission	Retain as notified		
Point Number	632.40	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1239-27.2.8 Objective 8 > 1240-27.2.8.1
Position:	Not Stated		
Summary of Submission	Retain as notified		
Point Number	632.41	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1239-27.2.8 Objective 8 > 1241-27.2.8.2
Position:	Not Stated		
Summary of Submission	Retain as notified		
Point Number	632.42	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1.
Position:	Not Stated		
Summary of Submission	27.2.1 Objective – <u>The formative role of S subdivision will in creating e-quality environments that ensures the District is a desirable place to live, visit, work and play is recognised through attention to design and servicing needs.</u>		
Point Number	632.43	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1188-27.2.1.3
Position:	Not Stated		
Summary of Submission	27.2.1.3 Require that allotments are a suitable size and shape, and are able to be serviced and developed to <u>for</u> the anticipated land use of the applicable zone.		
Point Number	632.44	Provision:	1182-27 Subdivision and

Development > 1184-27.2
Objectives and Policies – district
wide > 1193-27.2.2 Objective 2 >
1196-27.2.2.3

Position: Not Stated

Summary of Submission 27.2.2.3 Locate Open spaces and reserves ~~are located~~ in appropriate locations having regard to topography, accessibility, use and ease of maintenance, and ~~are a~~ practicable sizes for their intended use.

Point Number 632.45 **Provision:** 1182-27 Subdivision and Development > 1184-27.2
Objectives and Policies – district
wide > 1193-27.2.2 Objective 2

Position: Not Stated

Summary of Submission New policy: Recognise and account for the effects subdivision can have on heritage items and protected features, archaeological sites and Maori culture and traditions in relation to ancestral lands, water, sites, wahi tapu and other taonga.

Point Number 632.46 **Provision:** 1182-27 Subdivision and Development > 1184-27.2
Objectives and Policies – district
wide > 1214-27.2.5 Objective 5 >
1216-27.2.5.2

Position: Not Stated

Summary of Submission 27.2.5.2 Ensure safe and efficient pedestrian, cycle and vehicular access along roads and to ~~is provided to all lots created by subdivision and to all developments.~~

Point Number 632.47 **Provision:** 1182-27 Subdivision and Development > 1184-27.2
Objectives and Policies – district
wide > 1214-27.2.5 Objective 5 >
1218-27.2.5.4

Position: Not Stated

Summary of Submission 27.2.5.4 Encourage the design of subdivision and roading networks to recognise and accommodate pre-existing topographical features where this will not compromise design outcomes and the efficient use of land ~~to ensure the physical and visual effects of subdivision and roading are minimised.~~

Point Number 632.48 **Provision:** 1182-27 Subdivision and Development > 1184-27.2
Objectives and Policies – district
wide > 1214-27.2.5 Objective 5 >
1223-27.2.5.9

Position: Not Stated

Summary of Submission	27.2.5.9 Encourage, <u>where practical</u> , initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.		
Point Number	632.49	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
Position:	Not Stated		
Summary of Submission	New policy <u>Manage stormwater to provide for public safety and where opportunities exist to maintain and enhance water quality</u>		
Point Number	632.50	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1227-27.2.5.13
Position:	Not Stated		
Summary of Submission	27.2.5.13 Treating and disposing of sewage is provided for in a manner that is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.		
Point Number	632.51	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
Position:	Not Stated		
Summary of Submission	New policy – <u>When connecting to Council reticulated infrastructure ensure that there is sufficient capacity for the proposed development or that necessary upgrades can be reasonably expected to be undertaken.</u>		
Point Number	632.52	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1230-27.2.5.16
Position:	Not Stated		
Summary of Submission	27.2.5.16 To ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities while: • Providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations and • Ensure the method of reticulation is appropriate for the having regard to effects on visual amenity values of the area by generally requiring services are underground; 		
Point Number	632.53	Provision:	1182-27 Subdivision and Development > 1184-27.2

Position: Not Stated

Summary of Submission New policy: Have regard to the design, location and direction of lighting to ~~avoid provide for public safety and reduce~~ upward light spill, ~~recognising the night sky as an element that contributes to the District's sense of place;~~

Point Number 632.54 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6 > 1235-27.2.6.2

Position: Not Stated

Summary of Submission 27.2.6.2 To govern requirements for developers to meet or contribute to the costs of the provision of new services ontributions using powers available under the Local Government Act will be in accordance with Council's 10 Year Plan Development Contributions Policy.

Point Number 632.55 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1236-27.2.7 Objective 7 > 1237-27.2.7.1

Position: Not Stated

Summary of Submission Policies 27.2.7.1 Create esplanades reserves or strips ~~where opportunities exist, particularly where they would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits, the subdivision is of large scale or has an impact on the District's landscape. In particular, Council will encourage esplanades where they:~~
• ~~are important for public access or recreation, would link with existing or planned trails, walkways or cycleways, or would create an opportunity for public access;~~
• ~~have high actual or potential value with regard to the maintenance of indigenous biodiversity;~~
• ~~comprise significant indigenous vegetation or significant habitats of indigenous fauna;~~
• ~~are considered to comprise an integral part of an outstanding natural feature or landscape;~~
• ~~would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake and river;~~
• ~~would not put an inappropriate burden on Council, in terms of future maintenance costs or issues relating to natural hazards affecting the land.~~

Point Number 632.56 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1194-27.2.2.1

Position: Not Stated

Summary of Submission 27.2.2.1 ~~Ensure subdivision design provides a high level of amenity for future residents by~~ Encourage ~~Aligning~~ roads and allotments to align in a manner that ~~maximises~~ sunlight access.

Point Number	632.57	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1197-27.2.2.4
Position:	Not Stated		
Summary of Submission	27.2.2.4 Subdivision will have good and integrated connections and accessibility to existing and planned areas of <u>Design subdivisions to achieve connectivity between employment locations, community facilities, services, recreation facilities trails, public transport and adjoining neighbourhoods.</u>		
Point Number	632.58	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1198-27.2.2.5
Position:	Not Stated		
Summary of Submission	27.2.2.5 Encourage Subdivision design will provide for safe walking and cycling and discourage vehicle dependence through safe connections that reduce vehicle dependence between and within <u>neighbourhoods the subdivision.</u>		
Point Number	632.59	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1202-27.2.2.9
Position:	Not Stated		
Summary of Submission	27.2.2.9 Encourage informal surveillance for <u>Promote safety by ensuring through overlooking of open spaces and transport corridors from are visible and overlooked by adjacent sites and dwellings and effective lighting.</u>		
Point Number	632.60	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1203-27.2.3 Objective 3
Position:	Not Stated		
Summary of Submission	Change Objective 27.2.3 into a policy as follows: 27.2.3 Objective – Recognise the potential of small scale and infill subdivision while acknowledging that <u>in such instances</u> the opportunities to undertake comprehensive design are limited.		
Point Number	632.61	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives,

Position: Not Stated

Summary of Submission

Add the following:

Anticipate and provide for lots which breach the minimum lot size standard subject to appropriate design controls being in place.

Point Number

632.62

Provision:

1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1251-27.4.2 Non-complying activities:

Position:

Not Stated

Summary of Submission

Amend as follows:

Subdivision that does not comply with the standards in Part 27.5 and location specific standards in part 27.8. Except within the following zone where any non-compliance shall be a restricted discretionary activity

Point Number

632.63

Provision:

1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1252-27.4.3 Restricted Discretionary activities:

Position:

Not Stated

Summary of Submission

Amend as follows:

The following shall be ~~Restricted Discretionary~~ controlled activities:

a Subdivision undertaken in accordance with a structure plan or spatial layout plan that is identified in the District Plan. ~~Discretion Control~~ is restricted to the matters specified in the Location Specific Objectives, Policies and Provisions in Part 27.7.

Point Number

632.64

Provision:

1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1309-27.7.14 Objective - Jacks Point Zone > 1314-27.7.14.5

Position:

Not Stated

Summary of Submission

Amend as follows:

Within the R(HD) Activity Area, the creation of sites sized ~~between 380m² or smaller and 550m²~~, without limiting any other matters of discretion that apply to subdivision for that site, particular regard shall be had to the following matters and whether they shall be given effect to by imposing appropriate legal mechanism of controls over:
? Building setbacks from boundaries.

? Location and heights of garages and other accessory buildings.
? Height limitations for parts of buildings, including recession plane requirements.
? Window locations.
? Building coverage.
? Roadside fence heights.

Point Number	632.65	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1309-27.7.14 Objective - Jacks Point Zone > 1316-27.7.14.7
Position:	Not Stated		
Summary of Submission	Delete the following: Within the R(HD) A - E Activity Areas, ensure cul-de-sacs are straight (+/- 15 degrees).		

Point Number	632.66	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1309-27.7.14 Objective - Jacks Point Zone > 1317-27.7.14.8
Position:	Not Stated		
Summary of Submission	Delete the following: In the Hanley Downs areas where subdivision of land within any Residential Activity Area results in allotments less than 550m² in area: b The extent to which such sites are configured: ? with good street frontage. ? to enable sunlight to existing and future residential units. ? To achieve an appropriate level of privacy between homes. e The extent to which parking, access and landscaping are configured in a manner which: ? minimises the dominance of driveways at the street edge. ? provides for efficient use of the land. ? maximises pedestrian and vehicular safety. ? addresses nuisance effects such as from vehicle lights. d The extent to which subdivision design satisfies: ? public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership. ? Whether design parameters are required to be secured through an appropriate legal mechanism. These are height, building mass, window sizes and locations, building setbacks, fence heights, locations and transparency, building materials and landscaping.		

Submitter Number:	634	Submitter:	Trojan Holdings Limited
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	634.11	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	All subdivision should be amended to a Controlled Activity consistent with the Operative District Plan and any consequential amendments to give effect to this point. A discretionary activity regime will impose significant uncertainty, cost and time delays on simple subdivisions and does not represent sustainable management.		

Submitter Number:	635	Submitter:	Aurora Energy Limited
Contact Name:	Joanne Dowd	Email:	joanne.dowd@thinkdelta.co.nz
Address:	PO Box 1404, Dunedin, New Zealand, 9054		

Point Number	635.35	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part Reword Objective 27.2.5 as follows: Require infrastructure and services to be <u>are</u> provided to <u>new lots and subdivision and developments, within the District.</u> in anticipation of the likely effects of land use activities on those lots and within overall developments.		

Point Number	635.36	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1230-27.2.5.16
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part

To ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:

- Providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;
- Ensure the method of reticulation is appropriate for the visual amenity values of the area by generally requiring services are placed underground where technically and operationally feasible;
- Have regard to the design, location and direction of lighting to avoid upward light spill, recognising the night sky as an element that contributes to the District's sense of place;
- Generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.

Point Number	635.37	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
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Position: Not Stated

Summary of Submission Insert new policy as follows:

Policy xxx

Avoid, remedy or mitigate reverse sensitivity effects on infrastructure.

Explanation: Subdivision and subsequent land use and development can increase the potential for reverse sensitivity effects on infrastructure. Infrastructure and network utility operators provide an important essential service to the Queenstown Lakes District and Wider National Networks. To ensure the continuation of this essential service the presence and function of the infrastructure should be recognised and careful consideration given to preventing the establishment and expansion of sensitive activities located in the vicinity of infrastructure.

Point Number	635.38	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1231-27.2.5.17
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Position: Support

Summary of Submission Retain

Point Number	635.39	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1232-27.2.5.18
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Position: Support

Summary of Submission	Retain		
Point Number	635.40	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1257-27.5.1.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part Amend Rule 27.5.1.3 as follows: <u>Lots created for access, utilities, roads and reserves shall have no minimum size and shall not be required to identify a building platform.</u>		
Point Number	635.41	Provision:	1182-27 Subdivision and Development > 1270-27.6 Rules - Exemptions > 1271-27.6.1 Permitted activities > 1273-27.6.1.2
Position:	Support		
Summary of Submission	Retain Rule 27.6.1.2		
Point Number	635.42	Provision:	1182-27 Subdivision and Development
Position:	Not Stated		
Summary of Submission	Insert new Rule in subdivision section as follows: <u>Rule XX</u> <u>Restricted Discretionary Activity - Subdivision</u> <u>1. Subdivision within 32m of the centre line of a Critical Electricity Line, or within 32m from the designation boundary of a substation shall be a restricted discretionary activity.</u> <u>(See submission for diagram)</u> <u>Classification of Subdivision in Vicinity of Critical Electricity Lines</u> <u>When considering any restricted discretionary activity under Rule xxx, discretion will be restricted to:</u> <u>i. the safe and efficient operation and maintenance of the electricity supply network, including:</u> <u>a. The use, design and location of buildings; and</u> <u>b. The mature size, growth rate, location, and fall zone of any associated tree planting, including landscape planting and shelterbelts; and</u> <u>c. Compliance with NZECP 34:2001; and</u>		

- d. Effects on public health and safety; and
e. Effects on access to CEL's, designated substations and associated infrastructure for maintenance purposes.

For restricted discretionary activities under Rule xxx the relevant network utility operator will be considered an affected party under s 95E of the Resource Management Act, 1991.

Submitter Number:	636	Submitter:	Crown Range Holdings Ltd
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
Point Number	636.11	Provision:	1182-27 Subdivision and Development
Position:	Not Stated		
Summary of Submission	Amend the structure of the Subdivision chapter so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the section.		
Point Number	636.12	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
Position:	Not Stated		
Summary of Submission	Reorder and label the objectives and policies to make it clear which are solely applicable to urban areas.		

Submitter Number:	639	Submitter:	David Sinclair
Contact Name:		Email:	dsincl@xtra.co.nz
Address:	PO Box 69, Arrowtown, New Zealand, 9351		

Point Number	639.3	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
Position:	Oppose		
Summary of Submission	Oppose discretionary activity status.		

Submitter Number:	643	Submitter:	Crown Range Enterprises
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	643.16	Provision:	1182-27 Subdivision and Development
Position:	Not Stated		
Summary of Submission	Amend the structure of the Subdivision Chapter so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the Chapter. AND Reorder and label the objectives and policies to make it clear which are solely applicable to urban areas.		

Submitter Number:	656	Submitter:	Crescent Investments Limited
Contact Name:	Scott Edgar	Email:	scott@southernland.co.nz
Address:	PO Box 713, Wanaka, New Zealand, 9343		

Point Number	656.1	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1290-27.7.3 Kiri-moko Structure Plan
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Position:	Oppose		
Summary of Submission	That the matters of discretion set out at 27.7.3 of the Proposed District Plan are amended and made operative as follows (underlined text denotes text to be added while text that is struck through denotes text to be deleted): 27.7.3 Kirimoko Structure Plan – Matters of Discretion for Restricted Discretionary Activities 27.7.3.1 In order to achieve Objective 27.7.2 and policies 27.7.2.1 to 27.7.2.10, when assessing any subdivision in accordance with the principal roading layout depicted in the Kirimoko Structure plan shown in part 27.13, in accordance with rule 27.8.2, particular regard shall be had to the following: <i>? Any earthworks required to create any <u>road</u>, vehicle accesseses-of, building platform <u>or modify the natural landform</u>;</i> <i>? The design of the subdivision including lot configuration, <u>servicing</u> and roading patterns <u>and design (including footpaths and walkways)</u>;</i> <i>? Creation and planting of road reserves;</i> <i>? The provision and location of walkways and the green network as illustrated on the Structure Plan for the Kirimoko Block in part 27.13;</i> <i>? The protection of native species as identified on the structure plan as green network.</i>		
Point Number	656.2	Provision:	1182-27 Subdivision and Development > 1326-27.8 Rules - Location Specific Standards > 1330-27.8.3 Kirimoko
Position:	Oppose		
Summary of Submission	That the following location specific standard is added under Rule 27.8.3: 27.8.3.4 Any subdivision shall be designed so as to achieve, during a 1 in 100 year event, a rate of post development stormwater runoff that is no greater than the pre-development situation.		

Submitter Number:	661	Submitter:	Land Information New Zealand
Contact Name:	Scott Edgar	Email:	scott@southernland.co.nz
Address:	PO Box 713, Wanaka, New Zealand, 9343		
Point Number	661.8	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions

Position:	Oppose
Summary of Submission	That the objectives and provisions detailed in the submission are added Chapter 27 to provide location-specific controls that would apply to the land at Section 2 Survey Office Plan 448337 as shown on Proposed Planning Maps 31a and 33, described by the submitters as 'the Peninsula Road site'.

Submitter Number:	671	Submitter:	Queenstown Trails Trust
Contact Name:	Mandy Kennedy	Email:	mandy.kennedy@queenstowntrail.org.nz
Address:	New Zealand, 9300		

Point Number	671.5	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Insert new Policy 27.2.2.10: <u>To ensure the provision of trails and trail connections are considered at the time of subdivision.</u> It is important that the subdivision chapter highlights the need for trails to be contemplated as part of the subdivision process.		

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	688.10	Provision:	1182-27 Subdivision and Development
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the structure of the Subdivision Zone so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the section.		

Point Number	688.11	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
Position:	Oppose		
Summary of Submission	Reorder and label the objectives and policies to make it clear which are solely applicable to urban areas		

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	691.2	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1203-27.2.3 Objective 3 > 1204-27.2.3.1
Position:	Support		
Summary of Submission	Objective 27.2.3 and policy 27.2.3.1 Confirm the following: Objective - Recognise the potential of small scale and infill subdivision while acknowledging that the opportunities to undertake comprehensive design are limited. Policy: Acknowledge that small scale subdivision, (for example subdivision involving the creation of fewer than four allotments), and infill subdivision where the subdivision involves established buildings, might have limited opportunities to give effect to policies 27.2.2.4, 27.2.2.6 and 27.2.2.8.		

Point Number	691.3	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend as follows:		

All subdivision activities are ~~discretionary~~ controlled activities, except otherwise stated:

And introduce suitable matters of control based on the matters proposed in objectives and policies or those matters listed under the Operative District Plan.

Submitter Number: 693 **Submitter:** Private Property Limited

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

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

Point Number 693.16 **Provision:** 1182-27 Subdivision and Development

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

Summary of Submission Amend the structure of the Subdivision Zone so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the section.

Point Number 693.17 **Provision:** 1182-27 Subdivision and Development

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

Summary of Submission Reorder and label the objectives and policies to make it clear which are solely applicable to urban areas

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 694.25 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1

Discretionary activities

Position: Oppose

Summary of Submission

Amend as follows:

All subdivision activities are ~~discretionary-controlled~~ activities, except otherwise stated:

And introduce suitable matters of control based on the matters proposed in objectives and policies or those matters listed under the Operative District Plan.

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 696.19 **Provision:** 1182-27 Subdivision and Development

Position: Not Stated

Summary of Submission Reduce the number of objectives and policies in the Subdivision chapter.

Point Number 696.20 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1252-27.4.3 Restricted Discretionary activities:

Position: Not Stated

Summary of Submission

Amend as follows:

The following shall be ~~Restricted Discretionary-controlled~~ activities:

Subdivision undertaken in accordance with ~~a the Millbrook Structure Plan or spatial layout plan that is as set out in Section 43 identified in of~~ the District Plan. ~~Discretion Control~~ is restricted to:

- Allotment sizes and configuration.
- Property access.
- Landscaping and vegetation.
- Heritage.
- Infrastructure and servicing (including stormwater design).
- Natural and other hazards.
- Open space or reserves.
- Earthworks.
- Easements.

Point Number	696.21	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1322-27.7.17 Objective – Millbrook
Position:	Not Stated		
Summary of Submission	Move Objective 27.7.17 and Policy 27.7.17.1 to the “front end” of the chapter so that it sits with the other objectives and policies.		
Point Number	696.22	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1322-27.7.17 Objective – Millbrook > 1323-27.7.17.1
Position:	Not Stated		
Summary of Submission	Move Objective 27.7.17 and Policy 27.7.17.1 to the “front end” of the chapter so that it sits with the other objectives and policies.		
Point Number	696.23	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1324-27.7.18 Millbrook Structure Plan > 1325-27.7.18.1
Position:	Not Stated		
Summary of Submission	Delete 27.7.18.1		

Submitter Number:	697	Submitter:	Streat Developments Ltd
Contact Name:	Quentin Smith	Email:	qksmith@gmail.com
Address:	24 Allenby Place, Wanaka, New Zealand, 9305		
Point Number	697.3	Provision:	1182-27 Subdivision and Development

Position:	Not Stated
Summary of Submission	With regards to Section 27 Subdivision and development we ask that Controlled activity status be given to subdivision where it complies with the relevant Zone and design standards.

Submitter Number:	702	Submitter:	Lake Wakatipu Stations Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
Point Number	702.13	Provision:	1182-27 Subdivision and Development
Position:	Not Stated		
Summary of Submission	Amend the structure of the Subdivision Zone so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the section.		
Point Number	702.14	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
Position:	Not Stated		
Summary of Submission	Reorder and label the objectives and policies to make it clear which are solely applicable to urban areas		

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	703.3	Provision:	1182-27 Subdivision and Development

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.
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Submitter Number:	706	Submitter:	Forest and Bird NZ
Contact Name:	Sue Maturin	Email:	maturin@forestandbird.org.nz
Address:	PO Box 6230, Dunedin, New Zealand, 9059		

Point Number	706.60	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4
Position:	Support		
Summary of Submission	Support the objective.		

Point Number	706.61	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1207-27.2.4.1
Position:	Support		
Summary of Submission	Supports the policy.		

Point Number	706.62	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district
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Position: Support

Summary of Submission Supports the policy.

Point Number 706.63 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1209-27.2.4.3

Position: Support

Summary of Submission Supports the policy.

Point Number 706.64 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1213-27.2.4.7

Position: Support

Summary of Submission Supports the policy.

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 712.14 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

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

Summary of Submission Amend as follows:
All subdivision activities are ~~discretionary-controlled~~ activities, except otherwise stated:

And introduce suitable matters of control based on the matters proposed in objectives and

policies or those matters listed under the Operative District Plan.

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	717.18	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Support		
Summary of Submission	Retain Rule 27.5.1 – Standards for Subdivision		

Submitter Number:	719	Submitter:	NZ Transport Agency
Contact Name:	Tony MacColl	Email:	
Address:	PO Box 5245, Moray Place, Dunedin, New Zealand, 9058		

Point Number	719.128	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1190-27.2.1.5
Position:	Support		
Summary of Submission	retain		

Point Number	719.129	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. >
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Position: Support

Summary of Submission retain

Point Number 719.130

Provision: 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1197-27.2.2.4

Position: Support

Summary of Submission retain

Point Number 719.131

Provision: 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1198-27.2.2.5

Position: Support

Summary of Submission retain

Point Number 719.132

Provision: 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1199-27.2.2.6

Position: Support

Summary of Submission retain

Point Number 719.133

Provision: 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5

Position: Support

Summary of Submission retain

Point Number	719.134	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1215-27.2.5.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Amend Policy 27.2.5.1 to read as follows: Integrate subdivision roading with the existing road networks in <u>an a safe and</u> efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling.		
Point Number	719.135	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1216-27.2.5.2
Position:	Support		
Summary of Submission	Retain		
Point Number	719.136	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1217-27.2.5.3
Position:	Support		
Summary of Submission	Retain		
Point Number	719.137	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1219-27.2.5.5
Position:	Support		
Summary of Submission	Retain		
Point Number	719.138	Provision:	1182-27 Subdivision and Development > 1184-27.2

Position: Support

Summary of Submission Retain

Point Number 719.139 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6 > 1234-27.2.6.1

Position: Support

Summary of Submission Retain

Point Number 719.140 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1239-27.2.8 Objective 8 > 1241-27.2.8.2

Position: Not Stated

Summary of Submission Amend the 4th bullet point of Policy 27.2.8.2 as follows:
. The location of existing or proposed accesses and easements for access and services.

Point Number 719.141 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

Position: Oppose

Summary of Submission Amend and provide a minimum lot size for subdivisions within the Rural Zone and Gibbston Character Zone.

Point Number 719.142 **Provision:** 1182-27 Subdivision and Development > 1270-27.6 Rules - Exemptions > 1271-27.6.1 Permitted activities > 1273-27.6.1.2

Position: Support

Summary of Submission Retain

Point Number	719.143	Provision:	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications > 1354-27.9.2
Position:	Support		
Summary of Submission	Retain		
Point Number	719.144	Provision:	1182-27 Subdivision and Development > 1355-27.10 Rules - General provisions > 1356-27.10.1 State Highways > 1357-27.10.1.1.
Position:	Not Stated		
Summary of Submission	Amend Rule 27.10.1.1 to read as follows: Attention is drawn to the need to obtain a Section 93 notice consent from the Minister of Transport <u>NZ Transport Agency</u> for all subdivisions with access onto State highways that are declared Limited Access Roads (LAR)... ..		

Submitter Number:	728	Submitter:	Wanaka Residents Association
Contact Name:	Sally Battson	Email:	wanakaresidentsassociation@gmail.com
Address:	PO Box 723, Wanaka, New Zealand, 9343		
Point Number	728.3	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	That the Council increase the minimum lot size for the proposed medium density residential zone		

Submitter Number:	729	Submitter:	Infinity Investment Group Limited
Contact Name:	Brett Giddens	Email:	brett@townplanning.co.nz
Address:	PO Box 2559, Queenstown, New Zealand, 9349		
Point Number	729.2	Provision:	1182-27 Subdivision and Development > 1326-27.8 Rules - Location Specific Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The medium density land at Wanaka on the southern side of Aubrey Road is further evaluated and the medium density zoning is removed from visually prominent locations. An outline development plan requirement is imposed over the site that identifies areas of the site that are not suitable for development.		

Submitter Number:	748	Submitter:	Jodi Todd
Contact Name:		Email:	jodi.todd@colliers.com
Address:	PO Box 362, Wanaka, New Zealand, 9343		
Point Number	748.1	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Not Stated		
Summary of Submission	That complying subdivisions be either a Controlled or Restricted Discretionary Activity.		

Submitter Number:	761	Submitter:	ORFEL Ltd
Contact Name:	Chris Ferguson	Email:	Chris.Ferguson@boffamiskell.co.nz
Address:	PO Box 110, Christchurch, New Zealand, 8140		

Point Number	761.29	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except as otherwise stated: Council's control is limited to: • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation?</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u>		

Point Number	761.30	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Oppose		
Summary of Submission	Insert new Rule 27.5.5 Boundary adjustments, as follows: <u>Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</u> <u>(i) the building platform is retained.</u> <u>(ii) no additional separately saleable lots are created.</u> <u>(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.</u>		

Submitter Number:	762	Submitter:	Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd,
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Jacks Point Developments Limited,
Jacks Point Land Limited, Jacks
Point Land No. 2 Limited, Jacks
Point Management Limited, Henley
D

Contact Name: Chris Ferguson **Email:** Chris.Ferguson@boffamiskell.co.nz
Address: PO Box 110, Christchurch, New Zealand, 8140

Point Number 762.1 **Provision:** 1182-27 Subdivision and
Development > 1249-27.4 Rules -
Subdivision > 1251-27.4.2 Non-
complying activities:

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

**Summary of
Submission**

Support in Part

Amend Rule 27.4.2, as follows:

The following shall be non-complying activities: a Subdivision that does not comply with the standards in Part 27.5 and location specific standards in part 27.8. Except within the following zone where any non-compliance shall be a restricted discretionary or discretionary activity.

- Jacks Point Zone
-

Point Number 762.2 **Provision:** 1182-27 Subdivision and
Development > 1249-27.4 Rules -
Subdivision > 1250-27.4.1
Discretionary activities

Position: Oppose

**Summary of
Submission**

Amend Rule 27.4.1, as follows:

All subdivision activities are discretionary controlled activities, except as otherwise stated:

Council's control is limited to:

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

Point Number	762.3	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Submitter requests the insertion of a new Rule 27.5.5 Boundary adjustments, as follows: <u>Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</u> <u>(i) the building platform is retained.</u> <u>(ii) no additional separately saleable lots are created.</u> <u>(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.</u>
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Point Number	762.4	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Support in part Amend Rule 27.5.1 Lot Size Table for the Jacks Point Zone, as follows: Table shown in submission 762.
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Point Number	762.5	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1309-27.7.14 Objective - Jacks Point Zone
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Support in part 1. Insert a heading below Policy 27.7.14.1, as follows: <u>27.14.2 Matters of discretion for subdivision within the Jacks Point Zone</u> 2. Renumber subsequent rules and provisions; and
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Amend Rule 27.7.14.3, as follows:

In addition to above (provisions 27.7.14.12) within the R(HD) Activity Areas

Point Number	762.6	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1309-27.7.14 Objective - Jacks Point Zone > 1312-27.7.14.3
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission

Support in Part

1. Insert a heading below Policy 27.7.14.1, as follows:

27.14.2 Matters of discretion for subdivision within the Jacks Point Zone

2. Renumber subsequent rules and provisions; and

Amend Rule 27.7.14.3, as follows:

In addition to above (provisions 27.7.14.12) within the R(HD) Activity Areas

Point Number	762.7	Provision:	1182-27 Subdivision and Development > 1326-27.8 Rules - Location Specific Standards > 1349-27.8.9 Jacks Point > 1351-27.8.9.2
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission

Support in Part

Amend Rule 27.8.9.2, as follows:

Jacks Point Zone Conservation Lots - Subdivision failing to comply with this rule shall be a restricted discretionary activity.

...

Discretion is restricted to ~~all of the following~~:

- The visibility of future development from State Highway 6 and Lake Wakatipu
 - Traffic, access.
 - Maintenance or enhancement of nature conservation values.
 - Creation of open space and infrastructure.
-

Submitter Number:	763	Submitter:	Lake Hayes Limited
Contact Name:	Chris Ferguson	Email:	Chris.Ferguson@boffamiskell.co.nz
Address:	PO Box 110, Christchurch, New Zealand, 8140		

Point Number	763.14	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
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Position: Oppose

Summary of Submission Amend Rule 27.4.1, as follows:

All subdivision activities are ~~discretionary~~ controlled activities, except as otherwise stated: Council's control is limited to:

- Lot sizes, averages and dimensions
 - Subdivision design
 - Property access
 - Esplanade provision
 - Natural hazards
 - Fire fighting water supply
 - Water supply
 - Stormwater disposal
 - Sewage treatment and disposal
 - Energy supply and telecommunications
 - Open space and recreation
 - Easements
 - The nature, scale and adequacy of environmental protection measures associated with earthworks
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Point Number	763.15	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
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Position: Not Stated

Summary of Submission Insert new Rule 27.5.5 Boundary Adjustments, as follows:

Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:

- (i) the building platform is retained.*
- (ii) no additional separately saleable lots are created.*
- (iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.*

Point Number	763.16	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Oppose		
Summary of Submission	Amend Rule 27.5.1 Lot Zone Table in relation to the Rural Lifestyle Zone, as follows: Minimum Lot Area Rural Lifestyle <i>One hectare providing the average lot size is not less than 2 hectares. For the purposes of calculating any average, any allotment greater than 4 hectares, including the balance is deemed to be 4 hectares.</i>		

Submitter Number:	767	Submitter:	Lake Hayes Cellar Limited
Contact Name:	Chris Ferguson	Email:	Chris.Ferguson@boffamiskell.co.nz
Address:	PO Box 110, Christchurch, New Zealand, 8140		

Point Number	767.16	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except as otherwise stated: <u>Council's control is limited to:</u> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access?</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u>		

Point Number	767.17	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
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Position:	Not Stated
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Summary of Submission	Insert new Rule 27.5.5 Boundary adjustments, as follows: <u>Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</u> <u>(i) the building platform is retained.</u> <u>(ii) no additional separately saleable lots are created.</u> <u>(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.</u>
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Submitter Number:	771	Submitter:	Hawea Community Association
Contact Name:	Paul Cunningham	Email:	pgcunningham@xtra.co.nz
Address:	PO Box 53, Lake Hawea, Wanaka, New Zealand, 9343		

Point Number	771.3	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Chapter be approved as notified.		

Submitter Number:	775	Submitter:	H R & D A Familton
Contact Name:	Herb R Familton	Email:	herb@familton.com
Address:	68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051		

Point Number	775.1	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
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Position:	Support		
Summary of Submission	Retain Objectives 27.2.1 - 27.2.8		
Point Number	775.2	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
Position:	Support		
Summary of Submission	Retain Policies 27.2.8.1 - 27.2.8.2		
Point Number	775.3	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Support		
Summary of Submission	Retain 250 m2 minimum lot size		
Point Number	775.4	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Alter 27.4.1 to: All subdivision activities shall be <u>controlled</u> activities, except where otherwise stated		
Point Number	775.5	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1256-27.5.1.2
Position:	Support		
Summary of Submission	Retain minimum dimensions of 12m X 12 for medium density housing		
Point Number	775.6	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1257-

Position: Support

Summary of Submission Retain Rules 27.5.1.3- 7 Historical and Reserves, access, roads and utilities.

Point Number 775.7 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development > 1263-27.5.2.1

Position: Support

Summary of Submission Retain 27.5.2.1

Point Number 775.8 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure > 1267-27.5.4.1

Position: Support

Summary of Submission Retain Rules 27.5.4.1 - 27.5.4.3

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 781.10 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1230-27.2.5.16

Position: Support

Summary of Retain 27.2.5.16.

Submission

Point Number	781.11	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
Position:	Not Stated		
Summary of Submission	Insert Rule 27.4.1A <u>In all zones subdivision for utilities is a controlled activity.</u>		

Point Number	781.12	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure
Position:	Not Stated		
Summary of Submission	Insert Utilities 27.5.4.4 <u>The provision of telecommunications services to each allotment to the requirements of the telecommunications network provider.</u>		

Point Number	781.13	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
Position:	Not Stated		
Summary of Submission	Utilities 27.5.4.5 <u>That each building be able to connect to the electricity and telecommunications networks to ensure occupants have access to network services of their choice. The minimum connection standard is the installation of separate ducting for each network between the building termination point to the exit pit for each network or overhead when connecting to an existing overhead network.</u>		

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	798.17	Provision:	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications > 1354-27.9.2
Position:	Oppose		
Summary of Submission	ORC requests that Rule 27.9.2 provide for notifying any application where there is a need to assess whether the natural hazard risk extends beyond the site and is tolerable to the community.		
Point Number	798.49	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1215-27.2.5.1
Position:	Oppose		
Summary of Submission	ORC requests that in considering subdivisions and development, provisions require the inclusion of links and connections to public transport services and infrastructure, not just walking and cycling linkages.		
Point Number	798.50	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1219-27.2.5.5
Position:	Oppose		
Summary of Submission	ORC requests that in considering subdivisions and development, provisions require the inclusion of links and connections to public transport services and infrastructure, not just walking and cycling linkages.		
Point Number	798.51	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1324-27.7.18 Millbrook Structure Plan > 1325-27.7.18.1
Position:	Oppose		
Summary of	Where discretion is restricted to traffic and access, ORC requests this should also include the		

Submission	ability to provide and support public transport services, infrastructure, and connections.		
Point Number	798.52	Provision:	1182-27 Subdivision and Development > 1326-27.8 Rules - Location Specific Standards > 1349-27.8.9 Jacks Point > 1351-27.8.9.2
Position:	Oppose		
Summary of Submission	Where discretion is restricted to traffic and access, ORC requests this should also include the ability to provide and support public transport services, infrastructure, and connections.		

Submitter Number:	803	Submitter:	H R FAMILTON
Contact Name:		Email:	herb@familton.com
Address:	68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051		
Point Number	803.1	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
Position:	Support		
Summary of Submission	Retain Objectives 27.2.1 - 27.2.8		
Point Number	803.2	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
Position:	Support		
Summary of Submission	Retain Policies 27.2.8.1 - 27.2.8.2		
Point Number	803.3	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

Position:	Support		
Summary of Submission	Retain 250 m2 minimum lot size		
Point Number	803.4	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Alter 27.4.1 to: All subdivision activities shall be <u>controlled</u> activities, except where otherwise stated		
Point Number	803.5	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1256-27.5.1.2
Position:	Support		
Summary of Submission	Retain minimum dimensions of 12m X 12 for medium density housing		
Point Number	803.6	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1257-27.5.1.3
Position:	Support		
Summary of Submission	Retain Rules 27.5.1.3- 7 Historical and Reserves, access, roads and utilities.		
Point Number	803.7	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development > 1263-27.5.2.1
Position:	Support		
Summary of Submission	Retain 27.5.2.1		
Point Number	803.8	Provision:	1182-27 Subdivision and

Development > 1253-27.5 Rules - Standards for Subdivision
Activities > 1266-27.5.4 Standards related to servicing and infrastructure > 1267-27.5.4.1

Position: Support

Summary of Submission Retain Rules 27.5.4.1 - 27.5.4.3

Submitter Number: 805 **Submitter:** Transpower New Zealand Limited

Contact Name: Aileen Crow **Email:** aileen.craw@beca.com

Address: PO Box 5005, Dunedin, New Zealand, 9058

Point Number 805.62 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5

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

Summary of Submission Support with amendments. Amend to:

Require provision of infrastructure and services are provided to lots and developments whilst ensuring that subdivision or development does not adversely affect the safe, effective or efficient functioning of regionally significant infrastructure, such as the National Grid. in anticipation of the likely effects of land use activities on those lots and within overall developments.

Point Number 805.63 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

Position: Oppose

Summary of Submission Add a new Objective:
To avoid subdivision and the establishment of land use activities that could adversely affect (including through reverse sensitivity) the operation, maintenance, upgrading and development of regionally significant infrastructure, such as the National Grid.

Point Number 805.64 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5

Position:	Oppose		
Summary of Submission	Add a new policy 27.2.5.16.x: <u>To manage the effects of subdivision on the safe, effective and efficient operation, maintenance, upgrading and development of the National Grid by ensuring that subdivision is managed around the National Grid to avoid subsequent land use from restricting the operation, maintenance, upgrading and development of the National Grid.</u>		
Point Number	805.65	Provision:	1182-27 Subdivision and Development > 1242-27.3 Other Provisions and Rules > 1243-27.3.1 District Wide
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with amendments. Add the following clause: Attention is drawn to the following District Wide chapters, particularly Chapter 30: <u>Energy and Utilities for any use, development or subdivision located near the National Grid.</u> All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).		

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	806.164	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	(a) Seek clarification confirming that the subdivision chapter does not apply to Queenstown Park Special Zone in its entirety;		
Point Number	806.165	Provision:	1182-27 Subdivision and Development > 1183-27.1 Purpose
Position:	Oppose		
Summary of Submission	Delete the reference to discretionary activity status for subdivision.		

Point Number	806.166	Provision:	1182-27 Subdivision and Development > 1183-27.1 Purpose
Position:	Oppose		
Summary of Submission	Clarify that the subdivision section does not apply to the RPZ and the Queenstown Park Special Zone.		

Point Number	806.167	Provision:	1182-27 Subdivision and Development > 1183-27.1 Purpose
Position:	Oppose		
Summary of Submission	Delete reference to subdivision guidelines		

Point Number	806.168	Provision:	1182-27 Subdivision and Development > 1183-27.1 Purpose
Position:	Oppose		
Summary of Submission	Amended as follows: <u>The control of subdivision is a specific matter of relevance to District Plans. The principal feature of subdivision is that it produces a framework of land ownership which provides the basis for land use development and activities. Subdivision and land use are, therefore, closely related.</u> ... Subject to standards, all subdivision requires resource consent as a discretionary-controlled activity. It is recognised that subdivisions will have a variable nature and scale with different issues to address. Good subdivision design, servicing and the management of natural hazards are underpinned by logic and a shared objective to create healthy, attractive and safe places. Delete text (detailed in submission) and replace with: Good subdivision <u>can help to</u> creates neighbourhoods and places that people want to live or work within, and should also result in more environmentally responsive development that reduces car use, encourages walking and cycling, and maximises access to sunlight. <u>Subdivision provides the framework of service provision for land use including roading, water supply, sewage treatment and disposal, energy, telecommunication, stormwater and trade waste.</u> ... <u>The subdivision section does not apply to the RPZ, and Queenstown Park is subject to a separate set of provisions specific to the special zone</u>		

Point Number	806.169	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1.
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Retain objective 27 .2.1, amend as follows: Objective - Subdivision will <u>help to</u> create quality environments that ensure the District is a desirable place to live, visit, work and play.
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Point Number	806.170	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1186-27.2.1.1
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Position:	Oppose
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Summary of Submission	Delete policies 27.2.1.1 and 27.2.1.2.
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Point Number	806.171	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1187-27.2.1.2
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Position:	Oppose
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Summary of Submission	Delete policies 27.2.1.1 and 27.2.1.2.
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Point Number	806.172	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1188-27.2.1.3
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Support/amend 27 .2.1.3 Require that allotments are a suitable size and shape, and are able to be serviced and developed to the anticipated land use of the applicable zone.
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Point Number	806.173	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend.

~~27.2.1.4 Where minimum allotment sizes are not proposed the~~ Where small lot sizes are proposed, the extent any adverse effects are mitigated or compensated by achieving:

- desirable urban design outcomes.
- greater efficiency in the development and use of the land resource.
- affordable or community housing.

Point Number

806.174

Provision:

1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1190-27.2.1.5

Position:

Oppose

Summary of Submission

Delete

Point Number

806.175

Provision:

1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1191-27.2.1.6

Position:

Oppose

Summary of Submission

Delete

Point Number

806.176

Provision:

1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1192-27.2.1.7

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Support/amend

Amend to ensure that boundary adjustments are not subject to the discretionary activity rule, and are exempt from policies relating to provision of services.

Point Number

806.177

Provision:

1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2

Position:	Support		
Summary of Submission	Retain		
Point Number	806.178	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1194-27.2.2.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Neutral/oppose On the basis that these subdivision policies do not apply to Queenstown Park Special Zone, no amendments are sought. However, if the Queenstown Park Special Zone is not granted then the policies are opposed.		
Point Number	806.179	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1196-27.2.2.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Neutral/oppose On the basis that these subdivision policies do not apply to Queenstown Park Special Zone, no amendments are sought. However, if the Queenstown Park Special Zone is not granted then the policies are opposed.		
Point Number	806.180	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend. Objective 27 .2.4- Identify and <u>where possible</u> incorporate and enhance natural features and heritage <u>values within subdivision design</u> .		
Point Number	806.181	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1207-27.2.4.1
Position:	Not Stated		

Summary of Submission

Point Number	806.182	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1207-27.2.4.1
Position:	Oppose		
Summary of Submission	Amend as below: <i>27.2.4.1 Enhance biodiversity, riparian and amenity values by incorporating <u>Incorporate</u> existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces, <u>as a means of mitigating effects and where possible enhancing biodiversity, riparian and amenity values.</u></i>		

Point Number	806.183	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1209-27.2.4.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amendments to remove prescription. <i>27.2.4.3 The Council will support <u>Encourage</u> subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise.</i>		

Point Number	806.184	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1210-27.2.4.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Seek clarification as to the meaning of "unacceptable loss".		

Point Number	806.185	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1211-27.2.4.5
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Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Delete Policy 27.2.4.5		
Point Number	806.186	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1212-27.2.4.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 27.2.4.6 to read: <i>27.2.4.6 Encourage subdivision design to protect and incorporate and where possible protect archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wahi tapu and other taonga.</i>		
Point Number	806.187	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1213-27.2.4.7
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That the Policy be extended so that it also encourages initiatives for provision of public access to natural features and heritage.		
Point Number	806.188	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	neutral/oppose. On the basis these subdivision policies do not apply to the Queenstown Park Special Zone, no amendments are sought. However if the Queenstown Park Special Zone is not approved then the policies are opposed. A separate set of subdivision policies are drafted for Queenstown park and these should apply to any subdivision within the Queenstown park Special Zone.		
Point Number	806.189	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of	neutral/oppose. On the basis these subdivision policies do not apply to the Queenstown Park		

Submission	Special Zone, no amendments are sought. However if the Queenstown Park Special Zone is not approved then the policies are opposed.		
Point Number	806.190	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1239-27.2.8 Objective 8
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Provide for boundary adjustments as a controlled activity, and recognise that they do not create a demand for services. Boundary adjustments are an important mechanism and the policy supporting provision for them should be reflected in the rules.		
Point Number	806.191	Provision:	1182-27 Subdivision and Development > 1242-27.3 Other Provisions and Rules > 1244-27.3.2 Earthworks associated with subdivision > 1245-27.3.2.1
Position:	Not Stated		
Summary of Submission	Neutral. No change requested, on the basis that earthworks within Queenstown Park are managed in accordance with Plan Change 49.		
Point Number	806.192	Provision:	1182-27 Subdivision and Development > 1242-27.3 Other Provisions and Rules > 1246-27.3.3 Zones exempt > 1248-27.3.3.2
Position:	Oppose		
Summary of Submission	It is requested that 27 .3.3.2 is amended to include Queenstown Park. Specific subdivision provisions will be provided in the Special Zone. Amend the statement at 27.3.3.2 to read: <i>27.3.3.2 In addition, all the Special Zones within Chapter 12 of the operative District Plan, except as identified below, are excluded from the proposed District Plan subdivision chapter.</i> <i>a Jacks Point</i> <i>b Waterfall Park</i> <i>c Millbrook</i> <i><u>d Queenstown Park</u></i>		
Point Number	806.193	Provision:	1182-27 Subdivision and Development > 1360-27.11

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

Summary of Submission Amend to reference Section 106 of the Act.

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 807.89 **Provision:** 1182-27 Subdivision and Development

Position: Support

Summary of Submission Retain exclusion of RPZ.

Submitter Number: 809 **Submitter:** Queenstown Lakes District Council
Contact Name: Stephen Quin **Email:** Stephen.Quin@qldc.govt.nz
Address: Private Bag 50072, Queenstown, New Zealand, 9348

Point Number 809.5 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4

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

Summary of Submission Insert: 27.2.4.8 Ensure that new subdivisions and developments recognise, incorporate and where appropriate, enhance existing established protected vegetation and where practicable ensure that this activity does not adversely impact on protected vegetation.

Point Number	809.20	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1196-27.2.2.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the wording to read - <i>Open spaces and reserves are fit for purpose and are located in appropriate locations having regard to topography, accessibility, use and ease of maintenance., and are a practicable size for their intended use.</i>		
Point Number	809.21	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1207-27.2.4.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the wording to read - <i>Enhance biodiversity, riparian and amenity values by incorporating and protecting existing and planned waterways.....</i>		
Point Number	809.22	Provision:	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1213-27.2.4.7
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the wording to read - <i>Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to:</i> <i>Where any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection</i> <i>Where a reserve is to be set aside to provide protection to vegetation and landscape features, but whether the value of the that land reserved should not be off-set against the development contribution to be paid for open space and recreation purposes.</i>		
Point Number	809.23	Provision:	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1279-27.7.2 Objective - Kirimoko > 1287-27.7.2.8
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Wording of policy could be stronger for protection of native plant remnants and wording relating to open space isn't clear.		

Recommended Decision: Amend the wording to read -

Minimise ~~**Avoid**~~ disturbance of existing native plant remnants and enhance areas of native vegetation by providing linkages to other ~~**open space areas and to**~~ areas of ecological value.

Point Number	809.24	Provision:	1182-27 Subdivision and Development > 1355-27.10 Rules - General provisions > 1358-27.10.2 Esplanades
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Change reference from 27.2.5 to 27.2.7		

Submitter Number:	820	Submitter:	Jeremy Bell Investments
Contact Name:	Carey Vivian	Email:	carey@vivianespie.co.nz
Address:	PO Box 2514, Queenstown, New Zealand, 9349		

Point Number	820.2	Provision:	1182-27 Subdivision and Development
Position:	Oppose		
Summary of Submission	Adopt the Rural Lifestyle proposed provisions within Chapter 22 and Chapter 27 as they relate to the area identified in the attached map 'proposed Rural Lifestyle Zone Location Map'.		

Point Number	820.9	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Amend Rule 27.4.1 so that subdivisions within the Rural Lifestyle zone that comply with all of the relevant standards are a controlled activity.		

Point Number	820.13	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
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Position:	Not Stated
Summary of Submission	Amend Rule 27.4.1 so that subdivisions within the Rural Lifestyle zone that comply with all of the relevant standards are a controlled activity.

Submitter Number:	830	Submitter:	Duncan Edward Robertson
Contact Name:		Email:	jnhunt@xtra.co.nz
Address:	11 North Eyre Road, Eyreton RD2, Kaiapoi, New Zealand, 7692		

Point Number	830.5	Provision:	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
Position:	Oppose		
Summary of Submission	Delete Rule 27.4.1		

Point Number	830.6	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
Position:	Not Stated		
Summary of Submission	Delete Rule 27.5.1 to the extent that it requires an average lot size of 2 hectares in the Rural Lifestyle Zone		

Submitter Number:	847	Submitter:	FII Holdings Limited
Contact Name:	Brett Giddens	Email:	brett@townplanning.co.nz
Address:	PO Box 2559, Queenstown, New Zealand, 8349		

Point Number	847.17	Provision:	1182-27 Subdivision and Development > 1253-27.5 Rules -
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Position: Support

Summary of Submission Retain Rule 27.5.1 – Standards for Subdivision

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 850.4 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities

Position: Oppose

Summary of Submission Restricted Discretionary status is removed from Part 27.5 of the Proposed District Plan and replaced with a controlled activity status for subdivision within the Low Density Residential Zone.

Chapter 28 – Natural Hazards

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.1	Provision:	1-28 Natural Hazards
Position:	Support		
Summary of Submission	Support.		

Submitter Number:	42	Submitter:	J, E & ML Russell & Stiassny
Contact Name:		Email:	andrew.lovelock@gallawaycookallan.co.nz
Address:	PO Box 450, Wanaka, New Zealand, 9343		

Point Number	42.3	Provision:	1-28 Natural Hazards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Include in the Medium Density Zone, or in another appropriate chapter of the proposed Plan: (i) Objectives and policies raising the presence of the Cardrona Gravel Aquifer and its potential effect on earthworks and residential development; (ii) A rule requiring specific consideration of earthworks and building with reference to the Cardrona Gravel Aquifer; (iii) The requirement for engineering assessment and notification of any applications involving development in areas likely to be significantly impacted by the Cardrona Gravel Aquifer.		

Submitter Number:	383	Submitter:	Queenstown Lakes District Council
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Contact Name:	Vanessa van Uden	Email:	mayor@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		
Point Number	383.1	Provision:	1-28 Natural Hazards > 4-28.2 Natural Hazard Identification
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	28.2: Add the following sentence at the end of the second paragraph: "This is likely to increase with climate change".		

Submitter Number:	433	Submitter:	Queenstown Airport Corporation
Contact Name:	Kirsty O'Sullivan	Email:	kirsty.osullivan@mitchellpartnerships.co.nz
Address:	PO Box 489, Dunedin, 9054		
Point Number	433.100	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That the objective is amended as follows: Objective 28.3.1 <i>The effects of natural hazards on the community and the built environment are <u>appropriately managed.</u> minimised to tolerable levels.</i>		
Point Number	433.101	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 7-28.3.1.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the policy as follows: Policy 28.3.1.1 <i>Ensure assets or infrastructure are constructed and located so as to avoid or mitigate the potential <u>adverse effects of natural hazards, including the risk of</u> risk of damage and to human life, property, infrastructural networks and other parts of the environment.</i>		

Point Number	433.102	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 13-28.3.2.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the policy as follows: <i>Policy 28.3.2.1</i> <i>Avoid significant</i> <i>Seek to avoid intolerable natural hazard risk, acknowledging that this will not always be practicable in developed urban areas.</i>		
Point Number	433.103	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 17-28.3.2.5
Position:	Support		
Summary of Submission	Retain the policy as notified.		

Submitter Number:	465	Submitter:	Leigh Overton
Contact Name:		Email:	overtons@vodafone.co.nz
Address:	PO Box 269, Wanaka , NZ, 9434		
Point Number	465.1	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The inclusion of some detail relating to the level of fire risk in this District and the need for this matter to be recognized as being important when considering planning and development.		

Submitter Number:	524	Submitter:	Ministry of Education
Contact Name:	Julie McMinn	Email:	julie.mcminn@opus.co.nz
Address:	Private Bag 1913, Dunedin, New Zealand, 9054		

Point Number	524.46	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1
Position:	Support		
Summary of Submission	Retain		
Point Number	524.47	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
Position:	Support		
Summary of Submission	Retain		
Point Number	524.48	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 18-28.3.3 Objective 3
Position:	Support		
Summary of Submission	Retain		

Submitter Number:	564	Submitter:	Glenorchy Community Association Committee
Contact Name:	Ingrid Temple	Email:	gycommunityassn@gmail.com
Address:	PO Box 38, Glenorchy, New Zealand, 9350		
Point Number	564.1	Provision:	1-28 Natural Hazards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The ORC and QLDC update the Otago Natural Hazards Database with flooding information on the Bible Stream and remove any flood classification that is incorrect, in particular any mitigation work.		

Submitter Number:	600	Submitter:	Federated Farmers of New Zealand
Contact Name:	David Cooper	Email:	dcooper@fedfarm.org.nz
Address:	PO Box 5242, Dunedin, New Zealand, 9058		
Point Number	600.106	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1
Position:	Support		
Summary of Submission	Objective 28.3.1 is adopted as proposed.		
Point Number	600.107	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
Position:	Support		
Summary of Submission	Objective 28.3.2 is adopted as proposed.		

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	621.107	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
Position:	Not Stated		
Summary of Submission	Amend policy 28.3.1.2 as follows: Restrict the establishment of activities which have the potential to increase significant natural hazard risk, or which may have an		

impact upon the community and built environment.

Point Number	621.108	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
Position:	Not Stated		
Summary of Submission	Amend objective 28.3.2 as follows: Development on land subject to a significant natural hazards only occurs where the risks to the community and the built environment are satisfactorily avoided or appropriately managed or mitigated.		
Point Number	621.109	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
Position:	Not Stated		
Summary of Submission	Amend Policy 28.3.2.2 as follows: Allow subdivision and development of land subject to significant natural hazards where the proposed activity it does not: • Accelerate or worsen the natural hazard risk and/or its potential impacts. • Expose vulnerable activities to intolerable natural hazard risk. • Create an unacceptable risk to human life. • Increase the natural hazard risk to other properties. • Require additional works and costs that would be borne by the public community.		
Point Number	621.110	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
Position:	Not Stated		
Summary of Submission	Amend Policy 28.3.2.3 as follows: Ensure new subdivision or land development all proposals to subdivide or develop land that is at threat from a subject to significant natural hazards risk (identified on the District Plan Maps) is assessed in terms of provide an assessment covering: • The type, frequency and scale of the natural hazard and the effects of a natural hazard event on the subject land.		

- The type of activity being undertaken and its vulnerability of the activity in relation to the natural hazards.
 - *The effects of a natural hazard event on the subject land.*
 - The potential for the activity to exacerbate the natural hazard risk both in and off the subject land.
 - The potential for any structures on the subject land to be relocated.
 - The location, design and construction of buildings and structures to mitigate the effects of natural hazards, such as the raising of floor levels.
 - Site layout and management techniques that to avoid or minimise the adverse effects of natural hazards, including access and egress during a hazard event.
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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		
Point Number	632.67	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies
Position:	Not Stated		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Submitter Number:	635	Submitter:	Aurora Energy Limited
Contact Name:	Joanne Dowd	Email:	joanne.dowd@thinkdelta.co.nz
Address:	PO Box 1404, Dunedin, New Zealand, 9054		

Point Number	635.43	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 7-28.3.1.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part Retain Policy 28.3.1.1		

Point Number	635.44	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 9-28.3.1.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part Retain Policy 28.3.1.3		

Point Number	635.45	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part Retain Objective 28.3.2		

Point Number	635.46	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 13-28.3.2.1
Position:	Support		
Summary of Submission	Retain Policy 28.3.2.1		

Submitter Number:	636	Submitter:	Crown Range Holdings Ltd
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	636.13	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1
Position:	Not Stated		
Summary of Submission	Related to Policy 28.3.1.2 Objective 28.3.2 Policy 28.3.2.2 Policy 28.3.2.3: Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Submitter Number:	643	Submitter:	Crown Range Enterprises
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	643.17	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
Position:	Not Stated		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Point Number	643.18	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
Position:	Not Stated		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Point Number	643.19	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
Position:	Not Stated		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Point Number	643.20	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-
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Position: Not Stated

Summary of Submission Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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 663.21 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies

Position: Oppose

Summary of Submission Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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 669.21 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2

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

Summary of Submission Amend policy 28.3.1.2 as follows:
28.3.1.2 Restrict the establishment of activities which have the potential to increase significant

natural hazard risk, ~~or which~~ may have an impact upon the community and built environment.

Point Number	669.22	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend objective 28.3.2 as follows: Development on land subject to a <u>significant</u> natural hazards only occurs where the risks to the community and the built environment are <u>satisfactorily</u> avoided or appropriately managed or mitigated.		

Point Number	669.23	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 28.3.2.2 as follows: Allow subdivision and development of land subject to <u>significant</u> natural hazards where the proposed activity <u>it</u> does not: • Accelerate or worsen the natural hazard <u>risk</u> and/or its potential impacts. • Expose vulnerable activities to intolerable natural hazard risk. • Create an unacceptable risk to human life. • Increase the natural hazard risk to other properties. • Require additional works and costs that would be borne by the <u>public</u> community.		

Point Number	669.24	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 28.3.2.3 as follows: Ensure <u>new subdivision or land development</u> all proposals to subdivide or develop land that is at threat from a <u>subject to significant natural hazards risk (identified on the District Plan Maps) is assessed in terms of</u> provide an assessment covering: • The type, frequency and scale of the natural hazard <u>and the effects of a natural hazard event on the subject land</u>. • The type of activity being undertaken and its vulnerability of the activity in relation to the natural hazards. • The effects of a natural hazard event on the subject land. • The potential for the activity to exacerbate <u>the</u> natural hazard risk both in and off the subject land. • The potential for any structures on the subject land to be relocated. • The <u>location</u>, design and construction of buildings and structures to mitigate the effects of natural hazards, such as the raising of floor levels. • Site layout and m Management techniques that <u>to avoid or minimise the adverse effects of</u> natural hazards, including access and egress during a hazard event.		

Submitter Number:	672	Submitter:	Watertight Investments Ltd
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
Point Number	672.35	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies
Position:	Oppose		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

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	688.12	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
Position:	Oppose		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
Point Number	688.13	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
Position:	Oppose		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Point Number	688.14	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
Position:	Oppose		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Point Number	688.15	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
Position:	Oppose		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Submitter Number:	693	Submitter:	Private Property Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	693.18	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
Position:	Oppose		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Point Number	693.19	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
Position:	Oppose		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Point Number	693.20	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
Position:	Oppose		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Point Number	693.21	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
Position:	Oppose		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

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	694.26	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
Position:	Oppose		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Point Number	694.27	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
Position:	Oppose		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Point Number	694.28	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
Position:	Oppose		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
Point Number	694.29	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
Position:	Oppose		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

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	696.35	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
Position:	Not Stated		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
Point Number	696.36	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
Position:	Not Stated		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
Point Number	696.37	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2

Position:	Not Stated		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
Point Number	696.38	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
Position:	Not Stated		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Submitter Number:	700	Submitter:	Ledge Properties Ltd and Edge Properties Ltd
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
Point Number	700.4	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
Position:	Not Stated		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
Point Number	700.5	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
Position:	Not Stated		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
Point Number	700.6	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
Position:	Not Stated		

Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
Point Number	700.7	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
Position:	Oppose		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Submitter Number:	702	Submitter:	Lake Wakatipu Stations Limited
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
Point Number	702.15	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
Position:	Not Stated		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
Point Number	702.16	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
Position:	Not Stated		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
Point Number	702.17	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
Position:	Not Stated		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Point Number	702.18	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
Position:	Not Stated		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

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	712.15	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend policy 28.3.1.2 as follows: 28.3.1.2 Restrict the establishment of activities which have the potential to increase <u>significant</u> natural hazard risk, or <u>which</u> may have an impact upon the community and built environment.		
Point Number	712.16	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend objective 28.3.2 as follows: Development on land subject to <u>a significant</u> natural hazards only occurs where the risks to the community and the built environment are <u>satisfactorily</u> avoided or appropriately managed or mitigated.		
Point Number	712.17	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	Amend Policy 28.3.2.2 as follows: Allow subdivision and development of land subject to significant natural hazards where the proposed activity does not: • Accelerate or worsen the natural hazard <u>risk</u> and/or its potential impacts. • Expose vulnerable activities to intolerable natural hazard risk. • Create an unacceptable risk to human life. • Increase the natural hazard risk to other properties. • Require additional works and costs that would be borne by the <u>public community</u>.		
Point Number	712.18	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 28.3.2.3 as follows: Ensure new subdivision or land development all proposals to subdivide or develop land that is at threat from a subject to significant natural hazards risk (identified on the District Plan Maps) is assessed in terms of provide an assessment covering: • The type, frequency and scale of the natural hazard and the effects <u>of a natural hazard event on the subject land</u>. • The type of activity being undertaken and its vulnerability <u>of the activity in relation to the</u> natural hazards. • The effects of a natural hazard event on the subject land. • The potential for the activity to exacerbate <u>the</u> natural hazard risk both in and off the subject land. • The potential for any structures on the subject land to be relocated. • The <u>location</u>, design and construction of buildings and structures to mitigate the effects of natural hazards, such as the raising of floor levels. • Site layout and m Management techniques <u>that to avoid or minimise the adverse effects of natural hazards, including access and egress during a hazard event.</u>		

Submitter Number:	719	Submitter:	NZ Transport Agency
Contact Name:	Tony MacColl	Email:	
Address:	PO Box 5245, Moray Place, Dunedin, New Zealand, 9058		
Point Number	719.145	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 7-28.3.1.1
Position:	Not Stated		
Summary of Submission	Amend Policy 28.3.1.1 to read as follows: <u>Where practicable</u> , ensure assets or infrastructure are constructed and located so as to avoid or mitigate the potential risk of damage to human life, property, infrastructural networks and other parts of the environment.		

Point Number	719.146	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 17-28.3.2.5
Position:	Support		
Summary of Submission	Retain		

Submitter Number:	724	Submitter:	Queenstown Gold Ltd
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9350		

Point Number	724.3	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
Position:	Not Stated		
Summary of Submission	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

Submitter Number:	768	Submitter:	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd
Contact Name:	Mark Laurenson	Email:	m Laurenson@burtonconsultants.co.nz
Address:	PO Box 33-817, Takapuna, Auckland, New Zealand, 0740		

Point Number	768.25	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1
Position:	Support		

Summary of Submission	Retain without further modification.		
Point Number	768.26	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 7-28.3.1.1
Position:	Support		
Summary of Submission	Retain without further modification.		
Point Number	768.27	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
Position:	Not Stated		
Summary of Submission	Amend Policy 28.3.1.2 as follows: Restrict the establishment of activities which <u>have the potential to increase natural hazard risk beyond tolerable levels, including where they or will may have an intolerable impact upon the community and built environment.</u>		
Point Number	768.28	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 9-28.3.1.3
Position:	Oppose		
Summary of Submission	Amend Policy 28.3.1.3 as follows: Recognise that some areas that are already developed are now known to be at risk from <u>the effects of</u> natural hazards and minimise such risk as far as possible-practicable while acknowledging that landowners may be prepared to accept a level of risk.		
Point Number	768.29	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 11-28.3.1.5
Position:	Support		
Summary of Submission	Retain without further modification.		

Point Number	768.30	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
Position:	Support		
Summary of Submission	Retain without further modification.		
Point Number	768.31	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 13-28.3.2.1
Position:	Oppose		
Summary of Submission	Amend Policy 28.3.2.1 as follows: Seek to avoid intolerable <u>effects from</u> natural hazards <u>risk</u> , acknowledging that this will not always be practicable in developed urban areas.		
Point Number	768.32	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
Position:	Not Stated		
Summary of Submission	Amend Policy 28.3.2.2 as follows Allow <u>Enable</u> subdivision and development of land subject to natural hazards where the proposed activity does not: •Accelerate or worsen the <u>risks associated with the</u> natural hazard and/or its potential impacts. •Expose vulnerable activities to intolerable natural hazard risk <u>consequences from natural hazards</u> . •Create an unacceptable risk to human life. • Increase the natural hazard risk to other properties <u>to unacceptable levels</u> . • Require additional works and costs that would be borne by the community		
Point Number	768.33	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
Position:	Oppose		

Summary of Submission

Amend the final bullet point of Policy 28.3.2.3 as follows and otherwise retain the policy without further modification.

- Site layout and management to ~~avoid~~ manage or mitigate the adverse effects of natural hazards to a tolerable level of risk, including with respect to access and egress during a hazard event.

Point Number	768.34	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 16-28.3.2.4
Position:	Oppose		
Summary of Submission	Delete.		

Point Number	768.35	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 17-28.3.2.5
Position:	Support		
Summary of Submission	Retain without further modification.		

Point Number	768.36	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 18-28.3.3 Objective 3 > 19-28.3.3.1
Position:	Oppose		
Summary of Submission	Delete.		

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	798.12	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies
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Position:	Support		
Summary of Submission	ORC supports the purpose of Natural Hazards as set out in Section 28.1, in particular, ensuring that when development is proposed on land potentially subject to natural hazards, the risk is managed or mitigated to tolerable levels. In instances where the risk is intolerable, natural hazards will be avoided.		
Point Number	798.13	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies
Position:	Oppose		
Summary of Submission	ORC notes that objectives and policies are missing relating to avoiding and reducing natural hazard risks and applying a precautionary approach.		
Point Number	798.14	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies
Position:	Oppose		
Summary of Submission	ORC requests that Objectives 3.1 and 3.2 and Policies 3.2.6, 3.2.7 and 3.2.8 of the Proposed RPS are reflected in the Natural Hazards section to provide for: • avoiding natural hazard risk; and • reducing natural hazard risk; and • applying a precautionary approach to natural hazard risk.		
Point Number	798.15	Provision:	1-28 Natural Hazards > 4-28.2 Natural Hazard Identification
Position:	Oppose		
Summary of Submission	Natural Hazard management ORC supports the QLDC's approach of providing hazard mapping in its hazards database, and rules in the District Plan to manage natural hazards. All known natural hazards should be identified in that database and made publicly available. This will enable the use of best information for decision making about those hazards.		
Point Number	798.18	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
Position:	Oppose		
Summary of Submission	ORC supports giving clear policy guidance in Policy 28.3.2.2 to help identify where risk is intolerable and therefore when a proposal should be declined. This gives better effect to the natural hazard provisions in the Proposed RPS. However, ORC considers it is not appropriate to have new development occurring where natural hazard risks, and residual risks, are intolerable for the community, now or in the future, even if		

managed or mitigated (as proposed in Policy 28.3.2.1).

Point Number	798.19	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 13-28.3.2.1
Position:	Oppose		
Summary of Submission	ORC supports giving clear policy guidance in Policy 28.3.2.2 to help identify where risk is intolerable and therefore when a proposal should be declined. This gives better effect to the natural hazard provisions in the Proposed RPS. However, ORC considers it is not appropriate to have new development occurring where natural hazard risks, and residual risks, are intolerable for the community, now or in the future, even if managed or mitigated (as proposed in Policy 28.3.2.1).		

Point Number	798.20	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
Position:	Oppose		
Summary of Submission	ORC request Policy 28.3.2.3 is amended to recognise that areas subject to natural hazard risk have ongoing maintenance needs which should not incur additional cost to the wider community.		

Submitter Number:	805	Submitter:	Transpower New Zealand Limited
Contact Name:	Aileen Crow	Email:	aileen.crow@beca.com
Address:	PO Box 5005, Dunedin, New Zealand, 9058		

Point Number	805.66	Provision:	1-28 Natural Hazards > 2-28.1 Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	support with amendments. Amend introduction to: The District is recognised as being subject to multiple hazards and as such, a key issue is ensuring that when development is proposed on land potentially subject to natural hazards, the risk is managed or mitigated to <u>acceptable</u> tolerable levels. In instances where the risk is <u>unacceptable</u> intolerable, natural hazards will be required to be avoided.		

Point Number	805.67	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 7-28.3.1.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with amendments. Amend policy: Ensure assets or infrastructure are constructed and located so as to avoid or mitigate the potential risk of damage to human life, property, infrastructural networks and other parts of the environment, <u>to the extent practicable, whilst acknowledging the locational, technical and operational requirements of regionally significant infrastructure.</u>		
Point Number	805.68	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 17-28.3.2.5
Position:	Support		
Summary of Submission	Retain policy: Recognise that some infrastructure will need to be located on land subject to natural hazard risk.		

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	806.194	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 7-28.3.1.1
Position:	Oppose		
Summary of Submission	Oppose/amend. Either: • Delete "or other parts of the environment"; or • Refine this statement to better define "other parts of the environment"		
Point Number	806.195	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission

Amend as below:

Restrict the establishment of activities which have the potential to increase natural hazard risk, or may have an adverse and significant impact upon the community and built environment.

Point Number

806.196

Provision:

1-28 Natural Hazards > 5-28.3
Objectives and Policies > 6-28.3.1
Objective 1 > 10-28.3.1.4

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend as below

Allow ~~public bodies~~ the regional and district council exercising their statutory powers to carry out natural hazard mitigation activities, while recognising the need to mitigate potential adverse effects that may result from hazard protection works.

Point Number

806.197

Provision:

1-28 Natural Hazards > 5-28.3
Objectives and Policies > 12-
28.3.2 Objective 2

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Replace Objective 28.3.2 with Objective 4.8.3 of the Operative Plan. Operative Plan has a focus on avoiding, remedying or mitigating hazards which is preferred.

Point Number

806.198

Provision:

1-28 Natural Hazards > 5-28.3
Objectives and Policies > 12-
28.3.2 Objective 2 > 13-28.3.2.1

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Support/Amend as below:

Allow subdivision and development of land subject to natural hazards where the proposed activity does not:

- *Accelerate or worsen the natural hazard and/or its potential impacts to an unacceptable level.*
 - *Expose vulnerable activities to intolerable natural hazard risk.*
 - *Create an unacceptable risk to human life.*
 - *Increase the natural hazard risk to other properties to an intolerable level.*
 - *Require additional works and costs that would be borne by the community.*
-

Point Number

806.199

Provision:

1-28 Natural Hazards > 5-28.3
Objectives and Policies > 12-
28.3.2 Objective 2 > 14-28.3.2.2

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

Summary of Submission Support/Amend as below:

Allow subdivision and development of land subject to natural hazards where the proposed activity does not:

- *Accelerate or worsen the natural hazard and/or its potential impacts to an unacceptable level.*
- *Expose vulnerable activities to intolerable natural hazard risk.*
- *Create an unacceptable risk to human life.*
- *Increase the natural hazard risk to other properties to an intolerable level.*
- *Require additional works and costs that would be borne by the community.*

Point Number	806.200	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support/Amend as below:
Amend Policy 28.3.2.3 to recognise that the level of assessment should be commensurate with the level of potential risk.

Point Number	806.201	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 16-28.3.2.4
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Position: Support

Summary of Submission Support. Retain.

Point Number	806.202	Provision:	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 17-28.3.2.5
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Position: Support

Summary of Submission Support. Retain.

Point Number	806.203	Provision:	1-28 Natural Hazards > 25-28.5 Information Requirements
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Neutral.No specific changes sought.

Submitter Number:	849	Submitter:	Otago Rural Fire Authority
Contact Name:	Jamie Cowan	Email:	admin@orfa.org.nz
Address:	PO Box 5400, Dunedin, New Zealand, 9058		

Point Number	849.1	Provision:	1-28 Natural Hazards
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Position:	Not Stated
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Summary of Submission	The submitter requests that the District plan better reflects the high fire danger associated with living in areas such as Mt Iron and the Queenstown Redzone by allowing the residents to remove flammable vegetation within the "Priority Zones" as identified in the "FireSmart homeowners manual published by the NRFA.
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Point Number	849.2	Provision:	1-28 Natural Hazards
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Position:	Not Stated
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Summary of Submission	The submitter requests that the District plan better reflects the high fire danger associated with living in areas such as Mt Iron and the Queenstown Redzone by identifying and mitigating vegetation fire risk in the building planning process.
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Chapter 30 – Energy and Utilities

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.15	Provision:	26-30 Energy and Utilities
Position:	Support		
Summary of Submission	Supports the chapter generally.		

Submitter Number:	20	Submitter:	Aaron Cowie
Contact Name:		Email:	aaron_learmington@hotmail.com
Address:	New Zealand, 0000		

Point Number	20.1	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 86-30.4.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Requests that any objects above 1.2m in height require the following process: - all neighbours notified prior to erection/agreement of the object - all neighbours have the right to lodge any objections (giving reasons) - the applicant can amend their submissions in response to neighbours objections - all objections are taken into account before a decision is made.		

Submitter Number:	72	Submitter:	Kelvin Peninsula Community Association
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Contact Name:	Phillipa Cook	Email:	talk2kpca@gmail.com
Address:	6A Oregon Drive, Kelvin Heights, Queenstown, New Zealand, 9300		
Point Number	72.6	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 85-30.4.2
Position:	Support		
Summary of Submission	supports making it easier to put solar panels on residences through the resource consent process.		

Submitter Number:	115	Submitter:	Florence Micoud
Contact Name:		Email:	florencemicoud@gmail.com
Address:	57 Kennedy Crescent, Wanaka, New Zealand, 9305		
Point Number	115.6	Provision:	26-30 Energy and Utilities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	On each new building and for each renovation, imposing a 6-star level and providing incentives for a 7-star level.		

Submitter Number:	117	Submitter:	Maggie Lawton
Contact Name:		Email:	maggie@futurebydesign.co.nz
Address:	3 Maggies Way, Wanaka, New Zealand, 9305		
Point Number	117.11	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	30.2.4 How will QLDC encourage other than for increasing housing intensity as previously described? Suggests providing an eco design service. With the restrictions on planting exotics how does QLDC propose to have a wood fire source in the future. 30.2.4.4 Using Homestar and GreenStar ensure that certain attributes of buildings are focused on and enhanced. How will they be encouraged here?
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Submitter Number:	126	Submitter:	Hunter Leece / Anne Kobienia
Contact Name:	Hunter Leece	Email:	hunterleece@hotmail.com
Address:	PO Box 1937, Queenstown, New Zealand, 9348		
Point Number	126.4	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 45-30.2.4 Objective 4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Requests protection of access to sunshine from shading by neighbours trees. Notes that while this section identifies the need to avoid shading from buildings it should also enable protection of sunshine access from encroachment by trees.		
Point Number	126.5	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 85-30.4.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Requests reflection of potential use for electric vehicle charging and/or grid tied applications. Clarification that the capacity limit is not the combined total of solar water and photovoltaic panels. Notes most useful sized systems would be larger than the 3.5kW limit. Requests the limitation be dropped and a better outcome would be achieved if there were design requirements that ensured panels fitted against the roof line.		
Point Number	126.9	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 86-30.4.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Relating to installations in the rural zone, suggests some design restrictions be put in place based on height that would encourage larger systems to be installed as a permitted activity.		

Submitter Number:	165	Submitter:	Maggie Lawton
Contact Name:		Email:	maggie@futurebydesign.co.nz
Address:	3 Maggies Way, Wanaka, New Zealand, 9305		

Point Number	165.1	Provision:	26-30 Energy and Utilities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That Council consider an organic waste collection system for Wanaka and carry out a full economic benefit cost analysis that includes costs to the existing landfill in terms of space and methane emissions.		

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	179.15	Provision:	26-30 Energy and Utilities
Position:	Oppose		
Summary of Submission	Amend the Energy and Utilities to provide for a framework that supports utilities and manages the adverse effects of utilities.		

Point Number	179.16	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5
Position:	Oppose		
Summary of Submission	Amend 30.2.5 Objective Co-ordinate the The growth and development of the District <u>is supported by the efficient and effective provision of utilities as necessary to:</u>		

Insert new policy:

Recognise the positive social, economic, cultural and environmental benefits that utilities provide, including:

- enabling enhancement of the quality of life and standard of living for people and communities.
- providing for public health and safety.
- enabling the functioning of businesses.
- enabling economic growth.
- enabling growth and development.
- protecting the transportation of freight, goods, people.
- enabling interaction and communication.

Point Number	179.17	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 53-30.2.5.1
Position:	Support		
Summary of Submission	Support in part. Amend 30.2.5.1 Essential Utilities are provided to service new development prior to buildings being occupied, and activities commencing.		

Point Number	179.18	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 55-30.2.5.3
Position:	Support		
Summary of Submission	Support in part. 30.2.5.3 - Retain		

Point Number	179.19	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6
Position:	Support		
Summary of Submission	Support in part. Amend 30.2.6 Objective The well-being of the community <u>is enabled by the establishment, efficient use and continued operation and maintenance of utilities necessary for...</u>		

Point Number	179.20	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 60-30.2.6.1
Position:	Oppose		

Summary of Submission	Delete and replace with: <u>Enable the continued use, operation , maintenance and upgrading of utilities provided that, to the extent practicable, it appropriately protects the outstanding natural landscapes, outstanding natural features or identified special character areas. Where new or major upgrades to utilities are proposed, adverse effects on the outstanding natural landscapes, outstanding natural features or identifies special character areas must be minimised.</u>		
Point Number	179.21	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 62-30.2.6.3
Position:	Support		
Summary of Submission	Support. Retain Policy 30.2.6.3		
Point Number	179.22	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 64-30.2.6.5
Position:	Support		
Summary of Submission	Support in part. Amend Policy 30.2.6.5 - Recognise <u>Enable the presence and functioning and enhancement of established network utilities, and their locational and operational, maintenance and upgrade requirements., by managing land use, development and /or subdivision in locations which could compromise their safe and efficient operation.</u> and Insert: <u>30.2.6.6 Manage land use, development and / or subdivision and their effects in locations which could compromise their safe and efficient operation of utilities.</u>		
Point Number	179.23	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7
Position:	Support		
Summary of Submission	Support in part. Amend to read: 30.2.7 Objective - Avoid <u>where practicable, and</u> remedy or mitigate the adverse effects of utilities on surrounding environments, particularly those in or on <u>identified land of high outstanding natural landscapes value</u> , and within <u>identified special character areas</u> .		
Point Number	179.24	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 66-30.2.7.1
Position:	Support		
Summary of Submission	Retain and insert additional Policy: <u>Recognise that in some cases it might not be possible for utilities to avoid outstanding natural landscapes, outstanding natural features or identified special character areas and in those situations greater flexibility as to the way that adverse effects are</u>		

managed may be appropriate.

Point Number	179.25	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 67-30.2.7.2
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Position:	Support
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Summary of Submission	Retain with amendment: <i>Require the undergrounding of services in new areas of development where it is <u>effective, efficient, and technically and operationally</u> feasible.</i>
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Point Number	179.26	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 69-30.2.7.4
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Position:	Support
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Summary of Submission	Retain 30.2.7.4
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Point Number	179.27	Provision:	26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National > 74-30.3.2.2
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Position:	Support
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Summary of Submission	Support in part. Amend to refer to the relationship between District Plans and National Environmental Standards and update as required to ensure consistency with the NESTF 2016.
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Point Number	179.28	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities
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Position:	Oppose
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Summary of Submission	Rules for Utilities: and Buildings, Structures and Earthworks within National Grid Corridors (excluding Flood Protection Rules 30.4.18 - 30.4.21 and national Grid Rules 30.4.10) - Delete all rules and replace with those provided in the submission, which provide a complete code for utilities and would prevail over all other chapters.
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Point Number	179.29	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 149-30.5.7
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Position:	Oppose
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Summary of Submission	Delete 30.5.7		
Point Number	179.30	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 150-30.5.8
Position:	Oppose		
Summary of Submission	Delete 30.5.8		
Point Number	179.31	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 151-30.5.9
Position:	Oppose		
Summary of Submission	Delete 30.5.9		

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	191.13	Provision:	26-30 Energy and Utilities
Position:	Oppose		
Summary of Submission	Amend the Energy and Utilities Chapter to provide for a framework that supports utilities and manages the adverse effects of utilities.		
Point Number	191.14	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5
Position:	Oppose		
Summary of Submission	Amend 30.2.5 Objective - Co-ordinate the The growth and development of the District <u>is supported by the efficient and effective provision of utilities as necessary to.</u>		

Insert new policy:

Recognise the positive social, economic, cultural and environmental benefits that utilities provide, including:

a. enabling enhancement of the quality of life and standard of living for people and communities

b. providing for public health and safety

c. enabling the functioning of businesses

d. enabling economic growth

e. enabling growth and development

f. protecting and enhancing the environment

g. enabling the transportation of freight, goods, people

h. enabling interaction and communication

Point Number	191.15	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 53-30.2.5.1
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Position:	Support
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Summary of Submission	Support in part. Amend policy as follows: Essential Utilities are provided to service new development prior to buildings being occupied, and activities commencing.
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Point Number	191.16	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 55-30.2.5.3
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Position:	Support
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Summary of Submission	Support in part. Retain as notified.
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Point Number	191.17	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6
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Position:	Support
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Summary of Submission	Support in part. The well-being of the community is <u>enabled by the</u> establishment, efficient use and <u>continued operation and</u> maintenance of utilities necessary for
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Point Number	191.18	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 60-30.2.6.1
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Position:	Oppose		
Summary of Submission	Delete the policy and replace as follows: <u>Enable the continued use, operation, maintenance and upgrading of utilities provided that, to the extent practicable, it appropriately protects the outstanding natural landscapes, outstanding natural features or identified special character areas. Where new or major upgrades to utilities are proposed, adverse effects on the outstanding natural landscapes, outstanding natural features or identified special character areas must be minimised.</u>		
Point Number	191.19	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 62-30.2.6.3
Position:	Support		
Summary of Submission	Retain as notified.		
Point Number	191.20	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 64-30.2.6.5
Position:	Support		
Summary of Submission	Support in part. Amend Policy 30.2.6.5 <u>Recognise Enable the presence and functioning and enhancement of established network utilities, and their locational and operational, maintenance and upgrade requirements. , by managing land use, development and/or subdivision in locations which could compromise their safe and efficient operation.</u> and Insert: <u>30.2.6.6</u> <u>Manage land use, development and/or subdivision and their effects in locations which could compromise their safe and efficient operation of utilities.</u>		
Point Number	191.21	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7
Position:	Support		
Summary of Submission	Support in part. Amend as follows: Avoid <u>where practicable, and</u> remedy or mitigate the adverse effects of utilities on surrounding environments, particularly those in or on <u>identified land of high outstanding natural landscapes value</u> , and within <u>identified</u> special character areas.		
Point Number	191.22	Provision:	26-30 Energy and Utilities > 30-

Position: Support

Summary of Submission Retain and insert additional policy:

Recognise that in some cases it might not be possible for utilities to avoid outstanding natural landscapes, outstanding natural features or identified special character areas and in those situations greater flexibility as to the way that adverse effects are managed may be appropriate.

Point Number 191.23 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 67-30.2.7.2

Position: Support

Summary of Submission Retain with amendment:

Require the undergrounding of services in new areas of development where it is effective, efficient, and technically and operationally feasible.

Point Number 191.24 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 69-30.2.7.4

Position: Support

Summary of Submission Retain as notified.

Point Number 191.25 **Provision:** 26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National

Position: Support

Summary of Submission Support in part. Amend to refer to the relationship between District Plans and National Environmental Standards and update as required to ensure consistency with the NESTF 2016.

Point Number 191.26 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities

Position: Oppose

Summary of Submission Rules for Utilities; and Buildings, Structures and Earthworks within National Grid Corridors (excluding Flood Protection Rules 30.4.18 – 30.4.21 and National Grid Rules 30.4.10))

Spark seeks to amend the Utilities rule framework to better align with the objectives and policies.

Spark seeks a new rule framework (as outlined in the submission) that appropriately manages the adverse effects of utilities but is more enabling.

The rules of the proposed plan do not reasonably provide for standard sizes and forms of equipment commonly in use throughout the country. In addition, the parameters such as antenna dimensions and the failure to provide for key parts of telecommunication networks means that a number of un-necessary resource consents would be required.

Spark seeks to insert matters of control and discretion that provide clear guidance to decision makers.

Point Number	191.27	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 149-30.5.7
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Position:	Oppose
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Summary of Submission	Delete the rule.
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Point Number	191.28	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 150-30.5.8
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Position:	Oppose
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Summary of Submission	Delete the rule.
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Point Number	191.29	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 151-30.5.9
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Position:	Oppose
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Summary of Submission	Delete the rule.
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Submitter Number:	230	Submitter:	Loris King
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Contact Name:		Email:	kingsview@kinect.co.nz
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Address:	120 Brownston Street, Wanaka, New Zealand, 9305
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Point Number	230.6	Provision:	26-30 Energy and Utilities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Submitter believes that with the hours of sunlight Wanaka enjoys there should be more encouragement / incentives for solar panels for water heating or more, to be part, not only during the building process but for existing homes as well.		

Submitter Number:	238	Submitter:	NZIA Southern and Architecture + Women Southern
Contact Name:	NZIA and Architecture+Women Southern Southern	Email:	nortyqt@xtra.co.nz
Address:	486, queenstown, Queenstown, New Zealand, 9348		

Point Number	238.11	Provision:	26-30 Energy and Utilities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Containment of urban form centred around public transport nodes. (TOD- transport orientated design) 30-40% of global energy use is associated with people moving around – to and from work, school, shopping etc.. and this energy use needs to be recognised and included in this section. Promoting compact urban forms, within the specified Urban Growth boundaries, and discouraging development elsewhere will have a much bigger impact on the District's energy use than individual building initiatives such as Green Star and Homestar rating systems.		

Point Number	238.117	Provision:	26-30 Energy and Utilities > 27-30.1 Purpose
Position:	Support		
Summary of Submission	Supports the provision.		

Point Number	238.118	Provision:	26-30 Energy and Utilities > 27-30.1 Purpose > 28-30.1.1 Energy
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. Suggested amendments below. 30.1.1 Energy		

~~".....Energy efficiency and conservation go hand in hand with renewable energy. Conserving the use of energy together with the generation of renewable energy will be vital in responding to the challenges of providing enough energy to meet future energy".....The benefits of solar energy may be realised through site design methods which promote solar efficient design, in addition to the inclusion of solar photovoltaic panels and solar hot water heating systems within buildings. Sustainable community design is encouraged by allowing greater density of development within Urban Growth Boundaries and by providing limits to the extent of development by the establishment of Urban Growth boundaries. Sustainable building forms which reduce energy demand and minimise heating costs are encouraged, including use of the Homestar™ rating system for residential buildings and Green Star tool for commercial buildings."~~

Point Number	238.119	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. Add objective. <u>30.2 Objectives</u> <u>Sustainable community design reduces individual energy use</u> <u>Policies - Encourage compact urban forms</u> <u>- Encourage development within Urban Growth Boundaries and restrict development elsewhere.</u> <u>- Introduce incentives for buildings which can be shown to use less than ¼ of the average energy usage for our region.</u>		

Submitter Number:	251	Submitter:	PowerNet Limited
Contact Name:	Megan Justice	Email:	megan.justice@mitchellpartnerships.co.nz
Address:	PO Box 489, Dunedin, New Zealand, 9054		

Point Number	251.11	Provision:	26-30 Energy and Utilities > 27-30.1 Purpose
Position:	Support		
Summary of Submission	Support in part. PowerNet seeks that the following changes be made to the Chapter purpose: <u>Utilities are essential to the servicing and functioning of the District and have national, regional and local benefits. Utilities have the purpose to provide a service to the public and are typically provided by a network utility operator. Due to the importance of utilities in providing essential services to the community, their often high capital cost to establish, and their long life expectancy; the need for the future establishment and on-going functioning, maintenance and upgrading of utilities is recognised. In addition, some utilities have specific locational needs that need to be accommodated for their operation. The co-location of utilities may achieve efficiencies in design and operation, reduce capital investment costs and also minimise amenity and environmental effects. The ability to co-locate compatible uses should be considered for all utility proposals.</u>		

~~While it is recognised while that utilities can have national, regional and local benefits, they can also have adverse effects on the environment surrounding land uses, some of which have been established long before the network utility.~~ The sustainable management of natural and physical resources requires a balance between the effects of different land uses. However, it is also necessary that essential utilities are protected, where possible, from further encroachment by incompatible activities which may be subject to reverse sensitivity effects. This chapter therefore also addresses requirements for sensitive uses and habitable buildings located near to utilities.

Point Number	251.12	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5
Position:	Support		
Summary of Submission	Support in part. PowerNet seeks that the following changes be made to this objective: Co-ordinate <u>Enable</u> the provision of utilities as necessary to support the growth and development of the District.		

Point Number	251.13	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 60-30.2.6.1
Position:	Support		
Summary of Submission	Retain policies as notified.		

Point Number	251.14	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 63-30.2.6.4
Position:	Support		
Summary of Submission	Retain policy as notified.		

Point Number	251.15	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 63-30.2.6.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	PowerNet seeks that a new policy be included after Policy 30.2.6.4: <u>Provide for the sustainable development, use, upgrading and maintenance of electricity distribution networks, including lines, transformers, substations and switching stations and ancillary buildings.</u>		

Point Number	251.16	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 64-30.2.6.5
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Position:	Support		
Summary of Submission	PowerNet supports this policy as notified.		
Point Number	251.17	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 66-30.2.7.1
Position:	Oppose		
Summary of Submission	Oppose in part. Amend the policy as follows: Reduce-<u>Manage</u> adverse effects associated with utilities by: <i>Avoiding, <u>remedying</u> or mitigating their location on sensitive sites, including heritage and special character areas, Outstanding Natural Landscapes and Outstanding Natural Features, and skylines and ridgelines</i> <i>Encouraging co-location or multiple use of network utilities where this is efficient and practicable in order to avoid, remedy or mitigate adverse effects on the environment</i> <i>Ensuring that redundant utilities are removed</i> <i>In <u>Outstanding Natural Landscapes and Outstanding Natural Features</u> using landscaping and or colours and finishes to reduce <u>remedy or mitigate</u> visual effects <u>where necessary</u>.</i> <i>Integrating utilities with the surrounding environment; whether that is a rural environment or existing built form.</i>		
Point Number	251.18	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 67-30.2.7.2
Position:	Support		
Summary of Submission	Support in part. Amend the policy as follows: <i>Require the undergrounding of services in new areas of development where technically <u>and economically</u> feasible.</i>		
Point Number	251.19	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 68-30.2.7.3
Position:	Support		
Summary of Submission	Support. Retain policy as notified.		
Point Number	251.20	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 69-30.2.7.4
Position:	Support		
Summary of Submission	Retain policy as notified.		

Point Number	251.21	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 91-30.4.8
Position:	Oppose		
Summary of Submission	Oppose. PowerNet seeks the following amendment to this rule: <i>Utilities, Building, Structures, <u>Underground Lines</u> and Earthworks which are not otherwise listed in this table —D-P (<u>Permitted Activities</u>)</i>		

Point Number	251.22	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 92-30.4.9
Position:	Support		
Summary of Submission	Retain rule as notified.		

Point Number	251.23	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 94-30.4.11
Position:	Support		
Summary of Submission	Support in part. PowerNet seeks the following amendment to this rule: <i><u>Overhead lines and supporting structures...</u> An <u>overhead</u> conduction line, or support structure for <u>new</u> overhead lines to convey electricity (at a voltage of equal to or less than 110kV at a capacity of equal to or less than 100MVA); or overhead lines for any other purpose including telecommunications.....</i>		

Point Number	251.24	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 95-30.4.12
Position:	Support		
Summary of Submission	Retain rules as notified.		

Point Number	251.25	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 113-30.4.15
Position:	Not Stated		
Summary of Submission	PowerNet seeks the following amendment to this rule: <i>30.4.15 Rule – <u>Buildings and Structures</u> (associated with a Utility) The addition, alteration or construction of buildings <u>or structures</u> greater than 10m2 in area and 3m in height (other than masts for any telecommunication and radio communication facility, navigation or meteorological communication facility or supporting structures for lines). However, this rule shall not apply where the provisions of the underlying zone or a District Wide rule specify a more restrictive activity status. For the avoidance of doubt, building less than 10m2 in area and 3m in height comprise permitted activities.</i>		

Point Number	251.26	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 114-30.4.16
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Position:	Oppose
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Summary of Submission	Oppose in part. PowerNet seeks the following amendment to this rule:
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Rule 30.4.16 Buildings (associated with a Utility)

Any addition, alteration or construction of buildings and structures, (other than masts for any telecommunication and radio communication facility, navigation or meteorological communication facility or supporting structures for lines) in:

- Any Significant Natural Areas
- The Arrowtown Residential Historic Management Zone.
- The Remarkables Park Zone

~~However, this rule shall not apply where the provisions of the underlying zone or a District Wide matter specify a more restrictive activity status.~~
Discretionary Activity

Point Number	251.27	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 119-30.4.21
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Position:	Oppose
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Summary of Submission	PowerNet seeks the deletion of this rule.
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Point Number	251.28	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 148-30.5.6
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Position:	Support
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Summary of Submission	Support in part. Amend the activity status where an activity does not achieve this standard from Discretionary to Restricted Discretionary, with discretionary limited to effects associated with the boundary setback, and the positive effects of the utility.
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Point Number	251.29	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 149-30.5.7
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Position:	Support
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Summary of Submission	Retain rule as notified.
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Point Number	251.30	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 150-30.5.8
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Position:	Oppose		
Summary of Submission	Oppose in part. PowerNet seeks the following amendment to this rule: <i>All buildings or structures, (excluding masts and antennae for any telecommunication and radio-communication facility, navigation or meteorological communication facility, <u>and support structures for lines</u>) shall comply with the relevant maximum height provisions for buildings of the zone they are located in.</i>		
Point Number	251.31	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 151-30.5.9
Position:	Support		
Summary of Submission	Support in part. Amend the activity status where an activity does not achieve this standard from Discretionary to Restricted Discretionary with Council's discretion limited to the part of NZS4404:2011 not achieved.		

Submitter Number:	263	Submitter:	Angela Martin
Contact Name:		Email:	a.r.martin@xtra.co.nz
Address:	PO Box 543, Wanaka, New Zealand, 9343		
Point Number	263.1	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards
Position:	Oppose		
Summary of Submission	That solar panels not be allowed to protrude the max height limit specified for a zone, as proposed in 30.5.1.5. and 30.5.1.6.		

Submitter Number:	290	Submitter:	Christine Ryan
Contact Name:		Email:	erikandchris@gmail.com
Address:	92 Centennial Avenue, Arrowtown, New Zealand, 9302		
Point Number	290.2	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 45-

Position: Support

Summary of Submission Change wording from 'encourage' to 'require'

Submitter Number: 292 **Submitter:** John Walker

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

Address: 193 Plantation Road, Wanaka, New Zealand, 9305

Point Number 292.7 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7

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

Summary of Submission Require progressive undergrounding of all lines in Wanaka.

Point Number 292.8 **Provision:** 26-30 Energy and Utilities

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

Summary of Submission require progressive undergrounding of all lines

Submitter Number: 368 **Submitter:** Anna-Marie Chin Architects and Phil Vautier

Contact Name: Anna-Marie and Phil Chin and Vautier **Email:** anna-marie@amchinarchitects.co.nz

Address: PO Box 253, Arrowtown, New Zealand, 9351

Point Number 368.7 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities > 86-30.4.3

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

Summary of Submission support in part 30.4.3. Requests the rule needs to include if outside a building platform.
Requests the rules enable structures to be included inside a building platform.

Point Number 368.8 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities > 113-30.4.15

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

Summary of Submission That this rule allows for these utility buildings to be permitted when assessed the same as a building within there zones.

Point Number 368.9 **Provision:** 26-30 Energy and Utilities > 120-30.5 Rules – Standards > 121-30.5.1 > 129-30.5.1.8

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

Summary of Submission rule 30.5.1.8 be deleted. There should be no restriction on the area of solar panels

Point Number 368.10 **Provision:** 26-30 Energy and Utilities > 120-30.5 Rules – Standards > 134-30.5.3 > 135-30.5.3.1

Position: Oppose

Summary of Submission rule 30.5.3.1 be deleted. there should be no limitation on the number of turbines.

Point Number 368.11 **Provision:** 26-30 Energy and Utilities > 120-30.5 Rules – Standards > 144-30.5.5

Position: Oppose

Summary of Submission rule 30.5.5 be a controlled activity.

Point Number 368.12 **Provision:** 26-30 Energy and Utilities > 120-30.5 Rules – Standards > 150-30.5.8

Position: Oppose

Summary of The 30.5.8 rule be deleted as it contraccdicts those rules as outlined under each activity.

Submission

Point Number	368.17	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 148-30.5.6
Position:	Oppose		
Summary of Submission	Allow for building platforms		

Submitter Number:	373	Submitter:	Department of Conservation
Contact Name:	Geoff Deavoll	Email:	gdeavoll@doc.govt.nz
Address:	PO Box 4715, Christchurch, 8140		

Point Number	373.16	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 37-30.2.3 Objective 3 > 41-30.2.3.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 30.2.3.4 as follows: <i>Assess the effects of Renewable Electricity Generation proposals, other than Small and Community Scale, on a case-by-case basis, with regards to:</i> · <i>landscape values and areas with of significant indigenous flora or <u>significant habitat for indigenous</u> fauna</i> · <i>recreation and cultural values, including relationships with tangata whenua</i> · <i>amenity values</i> · <i>The extent of public benefit and outcomes of location specific cost-benefit analysis.</i>		

Point Number	373.17	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 37-30.2.3 Objective 3 > 43-30.2.3.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 30.2.3.6 as follows: To compensate for adverse effects, consideration shall be given to any offset measures and/or environmental compensation including those which benefit the local environment and community affected. To manage any residual adverse effects on indigenous biodiversity that cannot otherwise be avoided, remedied or mitigated, consideration shall be given to biodiversity offsets where it is appropriate to do so.		

Submitter Number:	383	Submitter:	Queenstown Lakes District Council
Contact Name:	Vanessa van Uden	Email:	mayor@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		

Point Number	383.59	Provision:	26-30 Energy and Utilities > 27-30.1 Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the purpose statement to identify and encourage heat exchange via land and water.		

Point Number	383.60	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Delete the word "options" and replace with "operational"		

Point Number	383.61	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend matters of Discretion relating to natural hazards for Renewable Electricity Generation Activities.		

Point Number	383.62	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	30.4.13 - Amend - Amend matters of Control relating to natural hazards to remove reference to "increase in gross floor area" and otherwise refer to the effects of natural hazards on the resilience and operation of the facility		

Point Number	383.63	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities
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Position:	Other - Please clearly indicate your position in your submission below
Summary of Submission	Amend matters of Control relating to natural hazards to remove reference to “increase in gross floor area” and otherwise refer to the effects of natural hazards on the resilience and operation of the facility and associated buildings

Point Number	383.64	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Amend to specify a maximum reflectance value
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Point Number	383.65	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards
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Position:	Oppose
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Summary of Submission	Delete rule 30.5.9
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Point Number	383.66	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Amend rule 30.5.1 to promote ground and water source energy at a domestic scale.
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Point Number	383.67	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Add rule specifying minimum setbacks of habitable buildings from a National Grid Corridor.
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Point Number	383.68	Provision:	26-30 Energy and Utilities > 168-30.6 Rules - Non-Notification of Applications
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Amend rule 30.6.1.2 as follows: “30.6.1.2 Small and Community Scale Distributed Electricity Generation with a rated capacity of less than 3.5kW”
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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	421.12	Provision:	26-30 Energy and Utilities
Position:	Oppose		
Summary of Submission	Amend the chapter to provide for a framework that supports utilities and manages the adverse effects of utilities		
Point Number	421.13	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5
Position:	Oppose		
Summary of Submission	Requests objective 30.2.5 be amended to provide a clear target - Proposed wording outlined in submission 421 Add new policy. - Proposed wording outlined in submission 421 Amend Policies 30.2.5.1, 30.2.5.1, 30.2.5.3 - Proposed wording outlined in submission 421 Suggested amendments/inclusions outlined in submission 421.		
Point Number	421.14	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports the objective in part - requested amendments to provide for the operation and maintenance of existing utilities. suggested amendments outlined in submission 421		
Point Number	421.15	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6
Position:	Oppose		
Summary of Submission	Opposes the proposed policy 30.2.6.1. Requests this be deleted and replaced with a new wording as outlined in submission 421.		

Point Number	421.16	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 62-30.2.6.3
Position:	Support		
Summary of Submission	supports the policy and requests it be retained		
Point Number	421.17	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 64-30.2.6.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	supports the policy in part. Requested amendments to provide certainty and clarification. requests new policy 30.2.6.6 be included. Suggested amendments identified in submission 421.		
Point Number	421.18	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	seeks amendment to objective 30.2.7 - suggested wording as outlined in submission 421 Supports policy 30.2.7.1, 30.2.7.2 and 30.2.7.4 and requests these be retained, with amendments suggested and an additional policy added as outlined in submission 421		
Point Number	421.19	Provision:	26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National > 74-30.3.2.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	support in part. Amend to refer to the relationship between District Plans and National Environmental Standards and update as required to ensure consistency with the NESTF 2016.		
Point Number	421.20	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Requests the inclusion of a new rule framework (comprising a number of new rules) for utilities that appropriately manages the adverse effects of utilities but is more enabling. Suggested amendments and inclusions are outlined in Submission 421.		
Point Number	421.21	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 149-30.5.7

Position:	Oppose		
Summary of Submission	Requests deletion of this standard.		
Point Number	421.22	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 150-30.5.8
Position:	Oppose		
Summary of Submission	Requests deletion of this standard.		
Point Number	421.23	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 151-30.5.9
Position:	Oppose		
Summary of Submission	Requests deletion of this standard.		

Submitter Number:	424	Submitter:	David Pickard
Contact Name:		Email:	LibPick@xtra.co.nz
Address:	382 Ballantyne Road, Mt Barker, Wanaka, nz, 9382		
Point Number	424.1	Provision:	26-30 Energy and Utilities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	A general policy to discourage excessive light pollution should be in place throughout the district.		
Point Number	424.2	Provision:	26-30 Energy and Utilities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Neutral		

Submitter Number:	510	Submitter:	Wayne L Blair
Contact Name:		Email:	wayneblair@xtra.co.nz
Address:	97 Warren Street, Wanaka, New Zealand, 9305		
Point Number	510.8	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 121-30.5.1
Position:	Not Stated		
Summary of Submission	The total building height in the medium density zone should remain at 7m which INCLUDES solar panels. There currently are too many retrospective building consents issued by Council who appear not to have monitored the building process.		

Submitter Number:	511	Submitter:	Helen Blair
Contact Name:		Email:	wayneblair@xtra.co.nz
Address:	97 Warren Street, Wanaka, New Zealand, 9305		
Point Number	511.8	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 121-30.5.1
Position:	Not Stated		
Summary of Submission	The total building height in the medium density zone should remain at 7m which INCLUDES solar panels. There currently are too many retrospective building consents issued by Council who appear not to have monitored the building process.		

Submitter Number:	519	Submitter:	New Zealand Tungsten Mining Limited
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Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		
Point Number	519.61	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 66-30.2.7.1
Position:	Not Stated		
Summary of Submission	Amend 30.2.7.1 to state: 'Reduce adverse effects associated with utilities by: • <i>Avoiding, remedying or mitigating any adverse effects from.....</i>		

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	580.7	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 37-30.2.3 Objective 3
Position:	Support		
Summary of Submission	Supports objective 30.2.3 and policy 30.2.3.5.		
Point Number	580.8	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 87-30.4.4
Position:	Oppose		
Summary of Submission	The rule, or the restricted discretionary activity status should not apply to the Hydro Generation Zone.		

Point Number	580.9	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 88-30.4.5
Position:	Support		
Summary of Submission	Supports the discretionary activity status.		
Point Number	580.10	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 95-30.4.12
Position:	Support		
Summary of Submission	Retain rule as proposed.		

Submitter Number:	600	Submitter:	Federated Farmers of New Zealand
Contact Name:	David Cooper	Email:	dcooper@fedfarm.org.nz
Address:	PO Box 5242, Dunedin, New Zealand, 9058		
Point Number	600.108	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Adopt the Objective as proposed, but address the potential adverse effects of generation or transmission infrastructure upgrades through the supporting policies.		
Point Number	600.109	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 61-30.2.6.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Policy 30.2.6.2 is amended as follows (or words to similar effect) Consider long term options, and economic costs and strategic needs, and economic costs <u>including those imposed on adversely impacted activities</u> when considering alternative locations, sites or methods for the establishment or alteration of a utility.		
Point Number	600.110	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-

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

Summary of Submission

Policy 30.2.6.4 is amended as follows (or words to similar effect):

30.2.6.4 Provide for the sustainable, secure and efficient use and development of the ~~electricity transmission network~~ National Grid, including within the National Grid corridor, and to protect activities from the adverse effects of the National Grid, including by:

- Controlling the proximity of buildings, structures and vegetation to existing National Grid corridors
- Discouraging sensitive activities from locating within or near to the ~~electricity transmission~~ National Grid Yard to minimise potential reverse sensitivity effects on the transmission network
- Managing subdivision within or near to ~~electricity transmission corridors~~ the National Grid Corridor to achieve the outcomes of this policy to facilitate good amenity and urban design outcomes
- Not compromising the operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade associated with the National Grid.

Point Number	600.111	Provision:	26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National > 75-30.3.2.3
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Position: Support

Summary of Submission '30.3.2.3 New Zealand Electrical Code of Practice for Electrical Safe Distances' is retained as proposed.

Point Number	600.112	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 152-30.5.10
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Position: Support

Summary of Submission 30.5.10 Buildings and Structures within the National Grid Yard is adopted as proposed.

Point Number	600.113	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 158-30.5.11
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Position: Support

Summary of Submission 30.5.11 Earthworks within the National Grid Yard is adopted as proposed.

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	607.38	Provision:	26-30 Energy and Utilities
Position:	Not Stated		
Summary of Submission	Amend provisions to exclude tourism activities within rural visitor zones. If relief is not accepted then the submitter requests that all provisions in chapter 30 be amended as required to ensure the development, operation, maintenance and upgrading of energy, utilities, and infrastructure related to tourism activities are specifically enabled or provided for.		
Point Number	607.39	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 115-30.4.17
Position:	Not Stated		
Summary of Submission	Amend permitted activity rule as follows: Flood Protection Works for the maintenance, reinstatement, repair or replacement of existing flood protection works. for the purpose of: • maintaining the flood carrying capacity of water courses and/or maintaining the integrity of existing river protection works • fill works undertaken within Activity Area 1f of the Shotover Country Special Zone		
Point Number	607.40	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 101-30.4.13 > 105-30.4.13.4
Position:	Not Stated		
Summary of Submission	Amend rule to increase the permitted diameter of circular dishes (telecommunications) to a minimum of 2m.		
Point Number	607.41	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 101-30.4.13 > 105-30.4.13.4
Position:	Not Stated		
Summary of Submission	Amend rule to exclude earthworks and trenching associated with the installation of any telecommunication and radio communication facility, navigation or meteorological communication facility.		

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	615.36	Provision:	26-30 Energy and Utilities
Position:	Oppose		
Summary of Submission	Amend provisions to exclude tourism activities within rural visitor zones. If relief is not accepted then the submitter requests that all provisions in chapter 30 be amended as required to ensure the development, operation, maintenance and upgrading of energy, utilities, and infrastructure related to tourism activities are specifically enabled or provided for.		

Point Number	615.37	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 115-30.4.17
Position:	Oppose		
Summary of Submission	Amend permitted activity rule as follows: Flood Protection Works for the maintenance, reinstatement, repair or replacement of existing flood protection works. <u>for the purpose of:</u> • <u>maintaining the flood carrying capacity of water courses and/or maintaining the integrity of existing river protection works</u> • <u>fill works undertaken within Activity Area 1f of the Shotover Country Special Zone</u>		

Point Number	615.38	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 101-30.4.13 > 105-30.4.13.4
Position:	Oppose		
Summary of Submission	Amend rule to increase the permitted diameter of circular dishes (telecommunications) to a minimum of 2m.		

Point Number	615.39	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 101-30.4.13 > 105-30.4.13.4
Position:	Oppose		

Summary of Submission	Amend rule to exclude earthworks and trenching associated with the installation of any telecommunication and radio communication facility, navigation or meteorological communication facility.		
Point Number	615.51	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards
Position:	Oppose		
Summary of Submission	A m end rule as follows: Temporary Storage Any temporary storage or stacking of goods or materials, other than for farming purposes, that does not remain on the site for longer than 3 months and does not exceed 50m² in gross floor area.Note: Any temporary storage which fails to meet this permitted activity rule is subject to the rules of the relevant Zone. <u>This rule does not apply to the Rural Visitor Zone Walter Peak or Cardrona Ski Activity Area.</u>		

Submitter Number:	635	Submitter:	Aurora Energy Limited
Contact Name:	Joanne Dowd	Email:	joanne.dowd@thinkdelta.co.nz
Address:	PO Box 1404, Dunedin, New Zealand, 9054		
Point Number	635.47	Provision:	26-30 Energy and Utilities
Position:	Support		
Summary of Submission	Supports the retention of the Introduction Section		
Point Number	635.48	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 37-30.2.3 Objective 3 > 44-30.2.3.7
Position:	Support		
Summary of Submission	Support the retention of Policy 30.2.3.7		
Point Number	635.49	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 55-30.2.5.3
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	Support in part. Amend Policy 30.2.5.3 as follows: <u>Recognise and provide for the growth and the future development needs of utilities within the District and work ensure their provision in conjunction with the provider.</u>		
Point Number	635.50	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 60-30.2.6.1
Position:	Support		
Summary of Submission	Supports retention of Policy 30.2.6.1		
Point Number	635.51	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 63-30.2.6.4
Position:	Oppose		
Summary of Submission	Amend Policy 30.2.6.4 as follows: Provide for the sustainable, secure and efficient use and development of the electricity transmission <u>and distribution networks</u>, including within the transmission line corridor, <u>the Critical Electricity Line corridor</u>, and to protect activities from the adverse effects of the electricity transmission and <u>distribution networks</u>, including by: • Controlling the proximity of buildings, structures and vegetation to existing transmission <u>and Critical Electricity Line</u> corridors • Discouraging sensitive activities from locating within or near to the electricity transmission National Grid Yard to minimise potential reverse sensitivity effects on the transmission network • Managing subdivision within or near to electricity transmission <u>and Critical Electricity Line</u> corridors to achieve the outcomes of this policy to facilitate good amenity and urban design outcomes • Not compromising the operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade works.		
Point Number	635.52	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 64-30.2.6.5
Position:	Support		
Summary of Submission	Retain policy 30.2.6.5		
Point Number	635.53	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	Support in part. Retain Objective 30.2.7		
Point Number	635.54	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 66-30.2.7.1
Position:	Not Stated		
Summary of Submission	Amend Policy 30.2.7.1 as follows: Reduce adverse effects associated with utilities by: • Avoiding or mitigating their location on sensitive sites, including heritage and special character areas, Outstanding Natural Landscapes and Outstanding Natural Features, and skylines and ridgelines • Encouraging co-location or multiple use of network utilities where this is efficient and practicable in order to avoid, remedy or mitigate adverse effects on the environment • Ensuring that redundant utilities are removed • Using landscaping and or colours and finishes to reduce visual effects <u>where economically viable and technically feasible</u> • <u>Integrating utilities with the surrounding environment; whether that is a rural environment or existing built form.</u>		
Point Number	635.55	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 67-30.2.7.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part Amend Policy 30.2.7.2 as follows: Require the undergrounding of services in new areas of development <u>where economically viable and technically feasible</u> .		
Point Number	635.56	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 68-30.2.7.3
Position:	Oppose		
Summary of Submission	Amend Policy 30.2.7.3 as follows: Encourage the replacement of existing overhead services with underground reticulation <u>within residential zones</u> or the upgrading of existing overhead services where technically feasible.		
Point Number	635.57	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 69-30.2.7.4

Position:	Support		
Summary of Submission	Retain policy 30.2.7.4		
Point Number	635.58	Provision:	26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National > 75-30.3.2.3
Position:	Support		
Summary of Submission	Retain Policy 30.3.2.3		
Point Number	635.59	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 89-30.4.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part Amend Rule 30.4.6 as follows: Non-renewable Electricity Generation where the generation only supplies activities on the site on which it is located and involves either: • Standby generators associated with community, health care, and utility activities; or • Generators that are part of a Stand-Alone Power System on remote sites that do not have connection to the local distributed electricity network. Note – Diesel Generators <u>(excluding temporary operation of back-up and emergency generators)</u> must comply with the provisions of Chapter 36 (Noise) and Hazardous Substances (Chapter 16 ODP)		
Point Number	635.60	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 92-30.4.9
Position:	Support		
Summary of Submission	Retain Rule 30.4.9 but ensure definition of Minor Upgrading is amended as per submitters earlier submission		
Point Number	635.61	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 93-30.4.10
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part Amend Rule 30.4.10 as follows: Buildings (that are not for National Grid Sensitive Activities), Structures and Earthworks within National Grid <u>and Critical Electricity Lines</u> Corridors (subject to compliance with Rules 30.5.10, and 30.5.11 <u>and Rule xxxx relating specifically to Critical Electricity Lines.</u>)		

Point Number	635.62	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 94-30.4.11
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part Amend Rule 30.4.11 as follows: A conductor line, or support structure for <u>new</u> overhead lines (<u>excluding minor upgrading</u>), to convey electricity (at a <u>nominal</u> voltage of equal to or less than 110kV at a capacity of equal to or less than 100MVA); or overhead lines for any other purpose including telecommunications. Control is reserved to all of the following: • Location • Route • Height • Appearance, scale and visual effects • Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.		

Point Number	635.63	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 95-30.4.12 > 98-30.4.12.3
Position:	Not Stated		
Summary of Submission	Amend Rule 30.4.12.3 as follows: Erecting any support structures for overhead lines (<u>excluding minor upgrading</u>) to convey electricity (at a voltage of equal to or less than 110kV at a capacity of equal to or less than 100MVA); or overhead lines for any other purposes including telecommunications in any Outstanding Natural Feature or Outstanding Natural Landscape or Significant Natural Areas. OR If the relief sought by Aurora is not accepted, then a Controlled Activity consent category should apply to Minor Upgrading in these identified areas. And any other consequential changes required.		

Point Number	635.64	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 113-30.4.15
Position:	Oppose		
Summary of Submission	Amend Rule 30.4.15 as follows: Buildings (associated with a Utility) The addition, alteration or construction of buildings greater than 10m² in area and 3m in height (other than masts for any telecommunication and radio communication facility, navigation or meteorological communication facility or supporting structures for lines). However, this rule shall not apply where the provisions of the underlying zone or a District Wide rule specify a more restrictive activity status. Control is reserved to all of the following: • Location • External appearance and visual effects • Associated earthworks		

- Parking and access
- Landscaping
- Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.

Point Number	635.65	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 114-30.4.16
Position:	Oppose		
Summary of Submission	Amend Rule 30.4.16 as follows: Any addition, alteration or construction of buildings and structures, (other than masts for any telecommunication and radio communication facility, navigation or meteorological communication facility, <u>electricity cabinets, kiosks</u> or supporting structures for lines) in: • Any Significant Natural Areas • The Arrowtown Residential Historic Management Zone. • The Remarkables Park Zone However, this rule shall not apply where the provisions of the underlying zone or a District Wide matter specify a more restrictive activity status.		

Point Number	635.66	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 148-30.5.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Neutral - No change to this provision		

Point Number	635.67	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 150-30.5.8
Position:	Oppose		
Summary of Submission	Amend Rule 30.5.8 – Height as follows: Height All buildings or structures, (excluding masts and antennae for any telecommunication and radiocommunication facility, navigation or meteorological communication facility <u>or support structures for overhead lines</u>) shall comply with the relevant maximum height provisions for buildings of the zone they are located in.		

Point Number	635.68	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 152-
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

Amend Rule 30.5.10 Buildings and Structures permitted within the National Grid Yard include: being:

Point Number

635.69

Provision:

26-30 Energy and Utilities > 120-30.5 Rules – Standards > 158-30.5.11 > 165-30.5.11.7

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part.

Retain Rule 30.5.11.7

Point Number

635.70

Provision:

26-30 Energy and Utilities

Position:

Not Stated

Summary of Submission

Insert New Provision – Critical Electricity Lines – Land Use

Critical Electricity Lines – Land Use

NOTE: The following provisions apply district wide in addition to any other provisions in this Plan applicable to the same areas or site. Critical Electricity Lines (CEL's) and substations are the key components of the electricity network in the Queenstown Lakes District. To provide a resilient electricity network the use and development of CEL's and substations must be sustainable, secure

and efficient. CEL's and substations can be vulnerable to inappropriate subdivision or building location to the extent that they can restrict access and affect the ability to maintain the CEL's (lines,

cables and support structures). Trees planted too close to lines or cables can disrupt supply. CEL's

are, or have the potential to be, critical to the quality, reliability and security of electricity supply throughout the district or region. These lines contribute to the social and economic wellbeing and health and safety of the district or region and are lines that:

• Supply essential public services such as the hospital, civil defence facilities or Lifeline sites;

or

• Supply large (1MW or more) industrial or commercial electricity consumers; or

• Supply 1000 or more consumers; or

• Are difficult to replace with an alternative electricity supply if they are compromised.

The locations of CEL's and designated substations are identified in the planning maps of the District Plan.

The following activities are permitted activities:

1. Within 10m of a CEL or the designation boundary of a substation:

i. Any building or structure that does not require building consent; or

ii. Alteration of any building that does not exceed outside the envelope or footprint of the existing building; or

iii. Earthworks that:

a. Are not directly above an underground cable(s); and

b. Do not result in a reduction of existing ground clearance distances from overhead lines below the minimums prescribed in the New Zealand Code of Practice 34:2001 (NZECP 34:2001); and

c. Are in accordance with NZECP 34:2001.

2. Within 20m of a CEL or the designated boundary of a substation:
i. Planting of trees other than shelterbelts, production forestry or commercial horticultural operations.
 3. Activities that fail to meet the standards in (1) and (2) above, provided that prior to the commencement of any works:
i. Written notification has been provided to the Council; and
ii. The proposed activity is being carried out in accordance with the Electricity Act 1992 and associated regulations (NZECP 34:2001, the Electricity (Hazards from Trees) Regulations 2003 (SR 2003/375), and the Electricity (Safety) Regulations 2010);
OR
3.1 The proposed activity is being carried out by a network utility operator or territorial authority in accordance with NZECP 34:2001.
Note:
Specified distances from CEL's are to be measured from a point directly below the centreline of the line or cluster of lines, as shown in the Critical Electricity Line Definition.
Insert New Restricted Discretionary Rule - Land Use
Rule xxx
Activities that do not meet the requirements for permitted activities, require resource consent as a
restricted discretionary activity. Discretion will be restricted to:
i. the safe and efficient operation and maintenance of the electricity supply network, including:
a. The use, design and location of buildings; and
b. The mature size, growth rate, location, and fall zone of any associated tree planting, including landscape planting and shelterbelts; and
c. Compliance with NZECP 34:2001; and
d. Effects on public health and safety; and
e. Effects on access to CEL's, designated substations and associated infrastructure for maintenance purposes.
Insert Aurora's Critical Electricity Lines onto the relevant Planning Maps.

Point Number	635.71	Provision:	26-30 Energy and Utilities
Position:	Not Stated		
Summary of Submission	Insert the following new provisions relating to Critical Electricity Lines in all of the following zones:		

- Low Density Residential Zone Rules 7.4 and 7.5
- Medium Density Residential Zone Rules 8.4 and 8.5
- High Density Residential Zone Rules 9.4 and 9.5
- Arrowtown Residential Historic Management Zone Rules 10.4 and 10.5
- Large Lot Residential Rules 11.4 and 11.5
- Queenstown Town Centre Rules 12.4 and 12.5
- Wanaka Town Centre Rules 13.4 and 13.5
- Arrowtown Town Centre Rules 14.4 and 14.5
- Local Shopping Centres Rules 15.4 and 15.5
- Business Mixed Use Zone Rules 16.4 and 16.5
- Rural Zone Rules 21.4 and 21.5
- Rural Residential and Lifestyle Rules 22.4 and 22.5
- Gibbston Character Zone Rules 23.4 and 23.5

Critical Electricity Lines - Land Use

NOTE: The following provisions apply district wide in addition to any other provisions in this Plan applicable to the same areas or site. Critical Electricity Lines (CEL's) and substations are the key components of the electricity network in the Queenstown Lakes District. To provide a resilient electricity network the use and development of CEL's and substations must be sustainable, secure and efficient. CEL's and substations can be vulnerable to inappropriate subdivision or building location to the extent that they can restrict access and affect the ability to maintain the CEL's

(lines, cables and support structures). Trees planted too close to lines or cables can disrupt supply. CEL's are, or have the potential to be, critical to the quality, reliability and security of electricity supply throughout the district or region. These lines contribute to the social and economic wellbeing and health and safety of the district or region and are lines that:

• Supply essential public services such as the hospital, civil defence facilities or Lifeline sites; or

• Supply large (1MW or more) industrial or commercial electricity consumers; or

• Supply 1000 or more consumers; or

• Are difficult to replace with an alternative electricity supply if they are compromised.

The locations of CEL's and designated substations are identified in the planning maps of the District Plan.

The following activities are permitted activities:

2. Within 10m of a CEL or the designation boundary of a substation:

iv. Any building or structure that does not require building consent; or

v. Alteration of any building that does not exceed outside the envelope or footprint of the existing building; or

vi. Earthworks that:

d. Are not directly above an underground cable(s); and

e. Do not result in a reduction of existing ground clearance distances from overhead lines below the minimums prescribed in the New Zealand Code of Practice 34:2001 (NZECP 34:2001); and

f. Are in accordance with NZECP 34:2001.

4. Within 20m of a CEL or the designated boundary of a substation:

ii. Planting of trees other than shelterbelts, production forestry or commercial horticultural operations.

5. Activities that fail to meet the standards in (1) and (2) above, provided that prior to the commencement of any works:

iii. Written notification has been provided to the Council; and

iv. The proposed activity is being carried out in accordance with the Electricity Act 1992 and associated regulations (NZECP 34:2001, the Electricity (Hazards from Trees) Regulations 2003 (SR 2003/375), and the Electricity (Safety) Regulations 2010);

OR

5.1 The proposed activity is being carried out by a network utility operator or territorial authority in accordance with NZECP 34:2001.

Note:

Specified distances from CEL's are to be measured from a point directly below the centreline of the line or cluster of lines, as shown in the Critical Electricity Line Definition.

Insert New Restricted Discretionary Rule - Land Use

Rule xxx

Activities that do not meet the requirements for permitted activities, require resource consent as a

restricted discretionary activity. Discretion will be restricted to:

i. the safe and efficient operation and maintenance of the electricity supply network, including:

f. The use, design and location of buildings; and

g. The mature size, growth rate, location, and fall zone of any associated tree planting, including landscape planting and shelterbelts; and

h. Compliance with NZECP 34:2001; and

i. Effects on public health and safety; and

j. Effects on access to CEL's, designated substations and associated infrastructure for maintenance purposes.

Insert Aurora's Critical Electricity Lines onto the relevant Planning Maps.

Contact Name: Tony MacColl

Email:

Address: PO Box 5245, Moray Place, Dunedin, New Zealand, 9058

Point Number 719.147 **Provision:** 26-30 Energy and Utilities > 27-30.1 Purpose > 29-30.1.2 Utilities

Position: Support

Summary of Submission Retain

Point Number 719.148 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 45-30.2.4 Objective 4

Position: Not Stated

Summary of Submission Amend

Amend 30.2.4 Objective to read as follows:

The location of land use developments, site layout and building design takes into consideration energy efficiency and conservation.

Point Number 719.149 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 45-30.2.4 Objective 4 > 50-30.2.4.5

Position: Not Stated

Summary of Submission Amend Policy 30.2.4.5 to read as follows:
Land use developments and transport planning should be integrated ~~Transport networks should be designed~~ be designed so that the number, length and need for vehicle trips is minimised, and reliance on private motor vehicles is reduced, to assist in reducing energy consumption.

Point Number 719.150 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 64-30.2.6.5

Position: Support

Summary of Submission Retain

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	781.14	Provision:	26-30 Energy and Utilities
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Position:	Oppose
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Summary of Submission	Amend the Energy and Utilities Chapter to provide for a framework that supports utilities and manages the adverse effects of utilities.
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Point Number	781.15	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5
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Position:	Oppose
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Summary of Submission	Amend 30.2.5 Objective - Co-ordinate the The growth and development of the District <u>is supported by the efficient and effective provision of utilities as necessary to.</u> Insert new policy: <u>Recognise the positive social, economic, cultural and environmental benefits that utilities provide, including:</u> <u>a. enabling enhancement of the quality of life and standard of living for people and communities</u> <u>b. providing for public health and safety</u> <u>c. enabling the functioning of businesses</u> <u>d. enabling economic growth</u> <u>e. enabling growth and development f. protecting and enhancing the environment</u> <u>g. enabling the transportation of freight, goods, people</u> <u>h. enabling interaction and communication</u>
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Point Number	781.16	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 53-30.2.5.1
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part.

Amend
30.2.5.1 ~~Essential~~ Utilities are provided to service new development prior to buildings being occupied, and activities commencing.

Point Number 781.17 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 55-30.2.5.3

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

Summary of Submission Support in part.
Retain 30.2.5.3

Point Number 781.18 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6

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

Summary of Submission Support in part.
Amend
30.2.6 Objective - The well-being of the community is enabled by the establishment, efficient use and continued operation and maintenance of utilities necessary for

Point Number 781.19 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 60-30.2.6.1

Position: Oppose

Summary of Submission Delete and replace with:
Enable the continued use, operation, maintenance and upgrading of utilities provided that, to the extent practicable, it appropriately protects the outstanding natural landscapes, outstanding natural features or identified special character areas. Where new or major upgrades to utilities are proposed, adverse effects on the outstanding natural landscapes, outstanding natural features or identified special character areas must be minimised.

Point Number	781.20	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 62-30.2.6.3
Position:	Support		
Summary of Submission	Retain 30.2.6.3		
Point Number	781.21	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 64-30.2.6.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. Amend Policy 30.2.6.5 Recognise <u>Enable</u> the presence and functioning and enhancement of established network utilities, and their locational and operational, <u>maintenance and upgrade</u> requirements. , by managing land use, development and/or subdivision in locations which could compromise their safe and efficient operation. and Insert: 30.2.6.6 <u>Manage land use, development and/or subdivision and their effects in locations which could compromise their safe and efficient operation of utilities.</u>		
Point Number	781.22	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7
Position:	Support		
Summary of Submission	Retain and insert additional policy: <u>Recognise that in some cases it might not be possible for utilities to avoid outstanding natural landscapes, outstanding natural features or identified special character areas and in those situations greater flexibility as to the way that adverse effects are managed may be appropriate.</u>		
Point Number	781.23	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 67-30.2.7.2
Position:	Support		
Summary of Submission	Retain with amendment: Require the undergrounding of services in new areas of development where it is <u>effective, efficient, and technically and operationally</u> feasible.		
Point Number	781.24	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-

Position: Support

Summary of Submission Retain 30.2.7.4

Point Number 781.25 **Provision:** 26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National > 74-30.3.2.2

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

Summary of Submission Support in part.

Amend to refer to the relationship between District Plans and National Environmental Standards and update as required to ensure consistency with the NESTF 2016.

Point Number 781.26 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities

Position: Oppose

Summary of Submission Rules for Utilities; and Buildings, Structures and Earthworks within National Grid Corridors (excluding Flood Protection Rules 30.4.18 – 30.4.21 and National Grid Rules 30.4.10)) submitter seeks to delete and replace this section with new rules as included in the submission.

Point Number 781.27 **Provision:** 26-30 Energy and Utilities > 120-30.5 Rules – Standards

Position: Oppose

Summary of Submission Delete 30.5.7 Any building within an ONL or ONF shall be less than 10m2 in area and less than 3m in height.

Point Number 781.28 **Provision:** 26-30 Energy and Utilities > 120-30.5 Rules – Standards > 150-30.5.8

Position: Oppose

Summary of Submission Delete 30.5.8 Height

Point Number	781.29	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 151-30.5.9
Position:	Oppose		
Summary of Submission	Delete 30.5.9 New Zealand Standards		

Submitter Number:	792	Submitter:	Patricia Swale
Contact Name:		Email:	
Address:	495 Flor Road East, 6RD, Invercargill, New Zealand, 9876		
Point Number	792.24	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 121-30.5.1 > 126-30.5.1.5
Position:	Oppose		
Summary of Submission	Opposes solar panels above the height limit of 7m in Wanaka.		
Point Number	792.25	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 121-30.5.1 > 127-30.5.1.6
Position:	Oppose		
Summary of Submission	Oppose solar panels protruding 1.0m above the maximum height for the zone.		
Point Number	792.26	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 121-30.5.1 > 126-30.5.1.5
Position:	Oppose		
Summary of Submission	Conflicts with height mentioned in 30.5.1.6		

Point Number	792.27	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 121-30.5.1 > 127-30.5.1.6
Position:	Oppose		
Summary of Submission	Conflicts with height mentioned in 30.5.1.5		

Submitter Number:	805	Submitter:	Transpower New Zealand Limited
Contact Name:	Aileen Crow	Email:	aileen.crow@beca.com
Address:	PO Box 5005, Dunedin, New Zealand, 9058		

Point Number	805.69	Provision:	26-30 Energy and Utilities > 27-30.1 Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with amendments. Amend opening paragraph to: Energy and Utilities are of strategic importance and require a coordinated approach in relation to the development, <u>operation, maintenance and upgrading</u> of energy resources, the generation and <u>transmission</u> of electricity and the provision of essential infrastructure throughout the District.		

Point Number	805.70	Provision:	26-30 Energy and Utilities > 27-30.1 Purpose > 29-30.1.2 Utilities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with amendments. Amend opening paragraph to: Utilities have the purpose to provide a service to the public and are typically provided by a network utility operator. Due to the importance of utilities in providing essential services to the community, their often high capital cost to establish, and their long life expectancy; the need for the establishment and on-going <u>development, operation, functioning, maintenance and upgrading of regionally and nationally significant utilities</u> is recognized <u>and provided for</u> . In addition, some utilities have specific locational, <u>technical and operational requirements</u> needs that need to be accommodated for their operation. It is recognised while utilities can have national, regional and local benefits, they can also have adverse effects on surrounding land uses, some of which have been established long before the network utility. The sustainable management of natural and physical resources requires a balance between the effects of different land uses. However, it is also necessary that <u>regionally significant essential utilities are protected from development that could adversely affect (including through, where possible, from further encroachment by incompatible activities which may be subject to reverse sensitivity) effects the ability of that infrastructure to be accessed,</u>		

operated, maintained, upgraded and developed. This chapter therefore also addresses requirements for sensitive uses and habitable buildings located near to utilities.

Point Number	805.71	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Support with amendments. Insert the additional provisions detailed in the submission.
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Point Number	805.72	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5
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Position:	Support
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Summary of Submission	Retain Objective: <u>Enable, protect and</u> co-ordinate the provision of utilities as necessary to support the growth and development of the District.
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Point Number	805.73	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 55-30.2.5.3
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Support with amendments. Amend policy: <u>Recognise and protect existing and the future needs of utilities and by ensuring that development within utility corridors does not generate adverse effects on the utility, including the ability of the utility to be accessed, operated, maintained upgraded and/or developed. their provision in conjunction with the provider.</u>
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Point Number	805.74	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Support with amendments. Amend to: <u>The development, operation, establishment, efficient use and maintenance and upgrading of network utilities supports the economic and social wellbeing of the district and beyond. necessary for the well-being of the community.</u>
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Point Number	805.75	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 60-30.2.6.1
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support with amendments. Amend to:

~~Recognise and provide the need for the ongoing operation, maintenance, or upgrading and development of a regionally and nationally significant network utilities y to ensure its on-going viability and efficiency.~~

Point Number	805.76	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 61-30.2.6.2
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support with amendments. Replace Policy 30.2.6.2:

~~Consider long term options and economic costs and strategic needs when considering alternative locations, sites or methods for the establishment or alteration of a utility.~~

When considering the effects of proposed utility developments with adverse environmental effects, consideration shall be given to the consideration of alternatives, but also to how adverse effects have been managed through the route, site and method selection process while taking into account the locational, technical and operational requirements of the utility and the benefits associated with the utility.

Point Number	805.77	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 63-30.2.6.4
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support with amendments. Replace Policy 30.2.6.4 with the following objective and policy:

New objective:

To avoid the establishment of new land use activities that could adversely affect (including through reverse sensitivity) the safe, efficient or effective operation, maintenance, upgrading and development of the National Grid.

New policy:

To manage the effects of subdivision, development and land use on the safe, effective and efficient operation, maintenance, upgrading and development of the National Grid by ensuring that:

- a. Areas are identified in the Plan to establish safe buffer distances for managing subdivision and land use development near the National Grid;
- b. Sensitive activities and large-scale structures are excluded from establishing within National Grid Yards and are appropriately managed around substations;
- c. Subdivision is managed around the National Grid to avoid subsequent land use from restricting the operation, maintenance, upgrading and development of the National Grid; and
- d. Changes to existing activities within a National Grid Yard and around National Grid substations do not further restrict the operation, maintenance, upgrading and development of the National Grid.

~~Provide for the sustainable, secure and efficient use and development of the electricity transmission network, including within the transmission line corridor, and to protect activities from the adverse effects of the electricity transmission network, including by:~~

- ~~• Controlling the proximity of buildings, structures and vegetation to existing transmission corridors~~

- ~~• Discouraging sensitive activities from locating within or near to the electricity transmission National Grid Yard to minimise potential reverse sensitivity effects on the transmission network~~
- ~~• Managing subdivision within or near to electricity transmission corridors to achieve the outcomes of this policy to facilitate good amenity and urban design outcomes~~
- ~~• Not compromising the operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade works.~~

Point Number	805.78	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 64-30.2.6.5
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Support with amendments. Amend to: <u>Recognise and provide for existing and future the presence and function of established network utilities, and their locational, technical and operational requirements, by managing the locations and effects of land use, development and/or subdivision in locations which could compromise their on the safe, effective and efficient operation, maintenance, upgrading and development of network utilities, including reverse sensitivity effects.</u>
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Point Number	805.79	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6
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Position:	Oppose
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Summary of Submission	Add new Objective: <u>To recognise and provide for the ongoing operation, maintenance, development and upgrading of the National Grid.</u>
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Point Number	805.80	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Support with amendments. Amend to: <u>Avoid, remedy or mitigate the adverse effects arising from the development, construction, operation, maintenance and upgrading of network utilities on surrounding environments, particularly those in or on land of high landscape value, and within special character areas.</u>
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Point Number	805.81	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 66-30.2.7.1
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission

Support with amendments. Amend policy to:

Reduce adverse effects associated with utilities by:

- Avoiding or mitigating, where practicable, their location on sensitive sites, including heritage and special character areas, Outstanding Natural Landscapes and Outstanding Natural Features, and skylines and ridgelines, whilst having regard to their technical, operational and locational constraints and their benefits;
- Encouraging co-location or multiple use of network utilities where this is efficient and practicable in order to avoid, remedy or mitigate adverse effects on the environment;
- Ensuring that redundant utilities are removed
- Using landscaping and or colours and finishes to reduce visual effects

-Integrating utilities with the surrounding environment; whether that is a rural environment or existing built form.

Point Number

805.82

Provision:

26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 68-30.2.7.3

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Support with amendments. Amend to:

Encourage the replacement of existing reticulated overhead services with underground reticulation or the upgrading of existing reticulated overhead services where technically feasible.

Point Number

805.83

Provision:

26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 69-30.2.7.4

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Support with amendments. Amend to:

Take account of economic, locational, technical and operational requirements ~~needs~~ in assessing the location and external appearance of network utilities.

Point Number

805.84

Provision:

26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National > 73-30.3.2.1

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Support with amendments. Amend to:

Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009:

Notwithstanding any other rules in the District Plan, the National Grid existing as at 14 January 2010 is covered by the Resource Management (National Environmental Standard for Electricity Transmission Activities) Regulations 2009 (NESETA) and must comply with the NESETA.

The provisions of the NESETA prevail over the provisions of this ~~Chapter~~ District Plan, to the extent of any inconsistency. No other rules in the District Plan that duplicate or conflict with the Standard shall apply.

Point Number	805.85	Provision:	26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National > 75-30.3.2.3
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Support with amendments. Amend to: New Zealand Electrical Code of Practice for Electrical Safe Distances Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") is mandatory under the Electricity Act 1992. <u>The NZECP34:2001 contains restrictions on the location of structures and activities in relation to National Grid transmission lines. All activities regulated by the NZECP 34, including any activities that are otherwise permitted by the District Plan must comply with this legislation. Compliance with this District Plan does not ensure compliance with NZECP34:2001.</u>
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Point Number	805.86	Provision:	26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National
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Position:	Oppose
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Summary of Submission	<u>Electricity (Hazards from Trees) Regulations 2003</u> <u>Vegetation to be planted within the National Grid corridor should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</u>
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Point Number	805.87	Provision:	26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 76-30.3.3 Clarification > 79-30.3.3.3
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Position:	Support
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Summary of Submission	Retain the statement in 30.3.3.3 that states that the utility rules take precedence over other rules unless specified.
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Point Number	805.88	Provision:	26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 76-30.3.3 Clarification
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Position:	Oppose
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Summary of Submission	Add advice note: <u>Vegetation to be planted around the National Grid should be selected and / or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</u>
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Point Number	805.89	Provision:	26-30 Energy and Utilities > 83-
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Position: Support

Summary of Submission Retain Rule 30.4.9

Point Number	805.90	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 93-30.4.10
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support with amendments. Replace Rule 30.4.10 with the following permitted activity Rule and associated standards:

Rule 30.4.10
Buildings, Structures and Sensitive Activities in National Grid Yards:
(a) Under the National Grid Conductors (wires), on all sites within any part of the National Grid Yard any buildings and structures must:
(i) If they are for a sensitive activity, not involve an increase in the building height or footprint where alterations and additions to existing buildings occur; or
(ii) Be a fence less than 2.5m high; or
(iii) Be network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid; or
(iv) Be an uninhabitable farm building or structure for farming activities (excluding milking/dairy sheds (but not associated ancillary structures and yards), protective canopies, or factory farming buildings); or
(v) Be artificial crop protection structures and crop support structures excluding a commercial greenhouse and protective canopies.

(b) All buildings or structures permitted by a) must comply with at least one of the following conditions:
(i) A minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines; or
(ii) Demonstrate that safe electrical clearance distances required by NZECP34:2001 are maintained under all National Grid line operating conditions.
(c) Buildings and structures shall be at least 12m from a National Grid support structure unless it is a:
(i) Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid.
(ii) Fence less than 2.5m in height and more than 5m from the nearest support structure.
(iii) Artificial crop protection structure or crop support structure between 8 metres and 12 metres from a pole support structure that:
a. Meet the requirements of NZECP34:2001;
b. are no more than 2.5m in height;
c. are removable or temporary to allow a clear working space 12 metres from the pole where necessary for maintenance and emergency repair purposes, and
d. allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane; and
(iv) Artificial crop protection structure or crop support structure located within 12 metres of a tower support structure if they meet the requirements of clause 2.4.1 of NZECP34:2001.

~~Buildings (that are not for National Grid Sensitive Activities), Structures and Earthworks within National Grid Corridors (subject to compliance with Rules 30.5.10 and 30.5.11)~~

Point Number	805.91	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 152-30.5.10
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Position: Oppose

Summary of Submission

Replace Rule 30.5.10 with the following non-complying Rule:

Rule 30.5.10

Buildings, Structures and Sensitive Activities within the National Grid Yard are non-complying:

- a) Any building or addition to a building for a sensitive activity.
- b) Any change of use to a sensitive activity or the establishment of a new sensitive activity.
- c) Dairy/milking sheds or buildings (excluding associated ancillary structures and yards) factory farm buildings, protective canopies, and commercial greenhouses.
- d) Hazardous facility.
- e) Any building or structure not permitted by Rule 30.4.10.

Add a notification statement to the new non-complying activity status:

Where an activity requires resource consent solely because it is within a National Grid Corridor, National Grid Yard or around a National Grid substation then the application need not be publicly notified and need not be served on any affected party other than Transpower New Zealand Limited.

~~Buildings and Structures within the National Grid Yard being:~~

~~30.5.10.1 A non-conductive fence located 5m or more from any National Grid Support Structure and no more than 2.5m in height.~~

~~30.5.10.2 Any utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid.~~

~~30.5.10.3 Any new non-habitable building less than 2.5m high and 10m² in floor area.~~

~~30.5.10.4 Any non-habitable building or structure used for agricultural activities provided that they are:~~

- ~~a. less than 2.5m high~~
- ~~b. Located at least 12m from a National Grid Support Structure~~
- ~~c. Not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), or a commercial glasshouse.~~

~~30.5.10.5 Alterations to existing buildings that do not alter the building envelope.~~

~~Note — Refer to the Definitions for illustration of the National Grid Yard.~~

Point Number	805.92	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 94-30.4.11
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support with amendments.

Replace Rules 30.4.11 and 30.4.12 with the following Rules:

Rule 30.4.11

The construction and maintenance of the following network utilities are a permitted activity provided they meet the following standards:

- a) Any new electricity lines and associated transformers shall be limited to a voltage up to and including 110kV.
- b) Maintenance of any existing line.
- c) Any trimming or removal of any vegetation that is required to maintain safe separation distances or the ongoing efficient operation of the line.
- d) In the case of poles and towers, these shall comply with a maximum height of:
 - i. 20 metres in Rural or Industrial Zones.
 - ii. 12 metres in any Residential Zone.

Rule 30.4.12

Any activity that does not comply with the standards specified in Rule 30.4.11 is a controlled

activity.

A conductor line, or support structure for overhead lines, to convey electricity (at a voltage of equal to or less than 110kV at a capacity of equal to or less than 100MVA); or overhead lines for any other purpose including telecommunications.

Control is reserved to all of the following:

- Location
- Route
- Height
- Appearance, scale and visual effects
- Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.

Point Number	805.93	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 158-30.5.11
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with amendments. Replace Rule 30.5.11 with the following rules <u>Rule 30.5.11</u> <u>Earthworks within the National Grid Yard are permitted activities, subject to compliance with the following standards:</u> <u>a) Shall be no deeper than 300mm within 12m of any National Grid support structure foundation</u> <u>b) Shall not compromise the stability of a National Grid support structure; and</u> <u>c) Shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34.</u> <u>Provided that, the following are exempt from point (a) above:</u> <u>• Earthworks for a Network Utility within a transport corridor, as part of a transmission activity, or for electricity infrastructure; or</u> <u>• Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track.</u> <u>• Vertical holes not exceeding 500mm in diameter are exempt provided they are:</u> <u>i. more than 1.5m from the outer edge of pole support structure or stay wire; or</u> <u>ii. a post hole for a farm fence or horticulture structure and more than 5m from the visible outer edge of a tower support structure foundation.</u> Add a new Restricted Discretionary Rule: <u>Rule 30.5.12</u> <u>Within the National Grid Yard:</u> <u>a) Any earthworks not permitted by Rule 30.5.11 (a) above is a restricted discretionary activity.</u> <u>Matters of Discretion:</u> <u>a) Impacts on the operation, maintenance, upgrade and development of the National Grid.</u> <u>b) Compliance with NZECP34:2001.</u> <u>c) Technical details of the characteristics and risks on and from the National Grid infrastructure.</u> <u>d) The risk to the structural integrity of the National Grid.</u> <u>e) Any impact on the ability of the National Grid owner (Transpower) to access the National Grid.</u> <u>f) The risk of electrical hazards affecting public or individual safety, and the risk of property</u>		

damage.

Add a new Non-Complying Rule:

Rule 30.5.13

Within the National Grid Yard:

g) Any earthworks not permitted by Rules 30.5.11(b) and (c) above is a non-complying activity.

Point Number	805.94	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards
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Position:	Oppose
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Summary of Submission	Add a new Restricted Discretionary Rule:
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Rule 30.5.14

Any building, sensitive activity, hazardous facility or intensive development within 150m of the designated boundary (or secured yard) of a National Grid substation, with matters of discretion restricted to

a) The extent to which the development may adversely affect the efficient operation, maintenance, upgrading and development of the substation.

b) The extent to which the proposed development design and layout enables appropriate separation distances between activities sensitive to National Grid lines and the substation.

c) The results of any detailed investigations to determine appropriate separation distances between activities sensitive to National Grid lines and the substation.

d) Any other measures proposed to avoid or mitigate potential adverse effects, including reverse sensitivity effects, on the substation.

e) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

Point Number	805.95	Provision:	26-30 Energy and Utilities > 120-30.5 Rules – Standards
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Position:	Not Stated
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Summary of Submission	Add new Rules:
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Rule 30.5.15

Subdivision of land in any zone within the National Grid Subdivision Corridor is a restricted discretionary activity if it complies with the following standard:

a) All allotments shall identify a building platform for the principal building and any dwelling, to be located outside the National Grid Yard.

Matters of Discretion:

a) Impacts on the operation, maintenance, upgrade and development of the National Grid.

b) The ability of future development to comply with NZECP34:2001.

c) Technical details of the characteristics and risks on and from the National Grid infrastructure.

d) The ability of the applicant to provide a complying building platform.

e) Location, design and use of the proposed building platform or structure as it relates to the National Grid transmission line.

f) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

g) The nature and location of any vegetation to be planted in the vicinity of the National

Grid transmission lines.

Add new Rule:

Rule 30.5.16

Any subdivision of land in any zone within the National Grid Subdivision Corridor which does not comply with the restricted discretionary activity standard (a) under Rule 1 is a non-complying activity."

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	806.204	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 45-30.2.4 Objective 4 > 50-30.2.4.5
Position:	Support		
Summary of Submission	Support/amend. Retain policy 30.2.4.5 with amendments to recognise the importance of public transport and the potential for water based public transport and the provision of a gondola between the RPZ and the Remarkables ski field to reduce the reliance on private motor vehicles.		
Point Number	806.205	Provision:	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 116-30.4.18
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend. Consider the location of provisions for flood protection works and whether they should sit within the utilities section, given that they do not 'fit' within the definition of utility. Provide clarification as to the relationship between these provisions and the Rural section, and recognise that flood protection (and other hazard mitigation) can be undertaken by private landowners.		
Point Number	806.226	Provision:	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7
Position:	Support		
Summary of Submission	Retain objective 30.2.7 and associated policies.		

Chapter 32 – Protected Trees

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.21	Provision:	682-32 Protected Trees
Position:	Support		
Summary of Submission	Supports the provisions.		

Submitter Number:	39	Submitter:	George Frederick Ritchie
Contact Name:		Email:	gritchie@xtra.co.nz
Address:	PO Box 683 , Wanaka, Wanaka, New Zealand, 9343		

Point Number	39.1	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
Position:	Oppose		
Summary of Submission	Remove protection status for item 603 at Lakeside Road Wanaka.		

Submitter Number:	45	Submitter:	Maree Horlor
Contact Name:		Email:	mareehorlor@actrix.co.nz
Address:	7 Scaife Place, Wanaka, Wanaka, New Zealand, 9035		

Point Number	45.1	Provision:	682-32 Protected Trees > 684-32.2 Objective and Policies > 685-32.2.1 Objective 1
Position:	Support		
Summary of Submission	Supports the provisions.		
Point Number	45.2	Provision:	682-32 Protected Trees > 684-32.2 Objective and Policies > 690-32.2.2Objective 2
Position:	Support		
Summary of Submission	Supports the provisions.		
Point Number	45.3	Provision:	682-32 Protected Trees > 684-32.2 Objective and Policies > 694-32.2.3 Objective 3
Position:	Support		
Summary of Submission	Supports the provisions.		
Point Number	45.4	Provision:	682-32 Protected Trees > 711-32.4 Rules – Protected Trees
Position:	Support		
Summary of Submission	Supports the provisions.		
Point Number	45.5	Provision:	682-32 Protected Trees > 711-32.4 Rules – Protected Trees
Position:	Support		
Summary of Submission	Supports the provisions.		

Submitter Number:	49	Submitter:	Alan Stewart
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Contact Name: **Email:** alan.stewart@calderstewart.co.nz

Address: P O Box 8356, Riccarton, Christchurch, New Zealand, 8440

Point Number 49.1 **Provision:** 5-Part Five - District Wide Matters
> 5.5-32 Protected Trees > 5.5.7-32.7 Schedule of Character Trees in the Arrowtown Residential Historic Management Zone

Position: Oppose

Summary of Submission Remove protection status (Arrowtown Character Tree) of the Copper Beach tree and Walnut tree at 24 Anglesea Street, Arrowtown.

Point Number 49.2 **Provision:** 5-Part Five - District Wide Matters
> 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

Position: Oppose

Summary of Submission Remove the protection status (Protected Tree) of the Copper Beach Tree at 24 Anglesea Street, Arrowtown.

Submitter Number: 159 **Submitter:** Karen Boulay

Contact Name: **Email:** karenb2711@gmail.com

Address: 5 Huff Street, Queenstown, New Zealand, 9300

Point Number 159.9 **Provision:** 682-32 Protected Trees

Position: Oppose

Summary of Submission There should be more protection of trees; not less.

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	179.32	Provision:	682-32 Protected Trees > 699-32.3 Other Provisions and Rules > 701-32.3.2 Clarification > 702-32.3.2.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. Amend; <i>means for a tree with a spreading canopy, the area beneath the canopy spread of a tree, measured at ground level from the surface of the trunk, with the radius to the outer most extent of the spread of the tree's branches, and for a columnar tree, means the area beneath the canopy extending to a radius <u>2m beyond the outermost extent of the spread of a tree's branches</u> half the height of the tree. As demonstrated by the diagrams below {Note - need consequential updating}.</i>		
Point Number	179.33	Provision:	682-32 Protected Trees > 711-32.4 Rules – Protected Trees
Position:	Oppose		
Summary of Submission	Amend Table 2, Rule 32.4.9 as follows: <i>Tree trimming carried out be the Council, <u>network utility operators</u> or its <u>their agents</u>. (Note consequential amendments to titles and other rules required).</i>		

Submitter Number:	187	Submitter:	Nicholas Kiddle
Contact Name:		Email:	nikkiddle@yahoo.com
Address:	249 Frankton Road, Queenstown, New Zealand, 9300		
Point Number	187.9	Provision:	682-32 Protected Trees
Position:	Support		
Summary of Submission	Supports the provisions.		

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	191.30	Provision:	682-32 Protected Trees > 699-32.3 Other Provisions and Rules > 701-32.3.2 Clarification > 702-32.3.2.1
Position:	Support		
Summary of Submission	Support in part. Amend definition of 'root protection zone' means for a tree with a spreading canopy, the area beneath the canopy spread of a tree, measured at ground level from the surface of the trunk, with a radius to the outer most extent of the spread of the tree's branches, and for a columnar tree, means the area beneath the canopy extending to a radius <u>2m beyond the outermost extent of the spread of a tree's branches</u> half the height of the tree. As demonstrated by the diagrams below [Note – need consequential updating].		

Point Number	191.31	Provision:	682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 720-32.4.9
Position:	Oppose		
Summary of Submission	Amend: Table 2, Rule 32.4.9 as follows: Tree trimming carried out by the Council, <u>network utility operators</u> or its <u>their</u> agents.		

Submitter Number:	223	Submitter:	Sam Gent
Contact Name:		Email:	gent.samantha@gmail.com
Address:	5 Berkshire Street, Arrowtown, New Zealand, 9302		

Point Number	223.8	Provision:	682-32 Protected Trees
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Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Requests that Tree 2001 is removed due to it being dangerous		
Point Number	223.14	Provision:	682-32 Protected Trees
Position:	Support		
Summary of Submission	Remove Tree 2001 due to it being dangerous		
Point Number	223.19	Provision:	682-32 Protected Trees
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Remove Tree 2001 due to it being dangerous		

Submitter Number:	329	Submitter:	Kerry Hapuku
Contact Name:		Email:	kerryhapuku@hotmail.com
Address:	PO Box 1501, Invercargill, New Zealand, 9840		
Point Number	329.1	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
Position:	Oppose		
Summary of Submission	Remove Tree 1002 from the list of trees to be scheduled in the proposed QLDC District Plan		
Point Number	329.2	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
Position:	Oppose		

Summary of Submission

Remove tree 1002 from Schedule 32.8.

Submitter Number:	359	Submitter:	Manor Holdings Limited & Body Corporate 364937
Contact Name:	Sean Dent	Email:	sean@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	359.2	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
Position:	Oppose		
Summary of Submission	Remove the two Eucalyptus gunnii trees (Reference Number 240) on Lot 2 DP 361132 as protected trees in Chapter 32 and Map 32 AND any other consequential amendments to give effect to this point.		

Submitter Number:	365	Submitter:	Simon Beale
Contact Name:		Email:	bealey@xtra.co.nz
Address:	61 Mathias Terrace, RD 1, Queenstown, 9371		

Point Number	365.1	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Re-instatement of the avenue of Spruce trees as a protected feature in Part 5, Section 32.8 – Schedule of Protected Trees - District Wide. This avenue of spruce trees is listed in Appendix 3 to the Operative District Plan under the Inventory of Protected Features, Arrowtown and Environs, Heritage Trees, Ref. no. 275 and Map ref 26. The avenue is an integral part of the historic setting of the Ayreburn homestead and is a		

key heritage feature in the Wakatipu Basin. The avenue is unique to the Queenstown Lakes District. We understand the spruce trees are over 100 years old. There is no other avenue of spruce trees in the Wakatipu Basin or in the District. We consider the avenue is a unique heritage and botanical feature nationally.

Submitter Number:	383	Submitter:	Queenstown Lakes District Council
Contact Name:	Vanessa van Uden	Email:	mayor@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		

Point Number	383.79	Provision:	682-32 Protected Trees > 711-32.4 Rules – Protected Trees
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend - The third columns in Tables 1, 2 and 3 should be titled 'Activity Status' not, 'non-compliance status'.		

Point Number	383.124	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to ensure schedule 32.8 and the planning maps are consistent. A number of trees surveyed by the Council's arborist at the request of landowners, or as part of a group of scheduled trees identified in the Operative District Plan were not considered appropriate for scheduling, but have been included in the Proposed District Plan maps.		

Point Number	383.125	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	latitude: -45.04068232 longitude: 168.7529954 Tree Number: 210 Botanical name: Ulmus Lois van Houtte Tree is not identified in ODP maps. Tree is not identified in Proposed maps or schedule. STEM score is 126 and qualifies. Add to schedule 32.8 and map 13		

Point Number	383.126	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Latitude: -45.03389546 longitude: 168.7522531 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33

Point Number 383.127 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.03361706 longitude: 168.7522138 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33

Point Number 383.128 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.03334292 longitude: 168.7522044 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33

Point Number 383.129 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.03305812 longitude: 168.7521803 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33.

Point Number 383.130 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.03266078 longitude: 168.7522759 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33.

Point Number 383.131 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees

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

Summary of Submission Latitude: -45.03280389 longitude: 168.7521538 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33

Point Number 383.132 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.03290103 longitude: 168.7523121 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33

Point Number 383.133 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.03319152 longitude: 168.7523422 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33

Point Number 383.134 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.03347348 longitude: 168.7523613 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33

Point Number 383.135 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.03375283 longitude: 168.7523955 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33.

Point Number 383.136 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees

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

Summary of Submission Latitude: -45.03401772 longitude: 168.7524036 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33.

Point Number 383.137 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.60972011 longitude: 169.2796806 Tree Number: 2 Botanical name: Eucalyptus cinerea STEM score less than 120. Does not qualify. Remove from map 17

Point Number 383.138 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.60967452 longitude: 169.279807 Tree Number: 2 Botanical name: Eucalyptus cinerea STEM score less than 120. Does not qualify. Remove from map 17

Point Number 383.139 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.61039988 longitude: 169.2631666 Tree Number: 8 Botanical name: Liriodendron tulipifera STEM score less than 120. Does not qualify. Remove from map 33.

Point Number 383.140 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.69254781 longitude: 169.1351723 Tree Number: 618 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 21.

Point Number 383.141 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees

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

Summary of Submission Latitude: -44.69236762 longitude: 169.1349718 Tree Number: 618 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 22.

Point Number 383.142 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.69500366 longitude: 169.1364446 Tree Number: 617 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 22.

Point Number 383.143 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.69502487 longitude: 169.1364835 Tree Number: 617 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 22.

Point Number 383.144 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.6944145 longitude: 169.1363199 Tree Number: 617 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 22.

Point Number 383.145 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.01318282 longitude: 168.7377319 Tree Number: 206 Botanical name: Cupressus macrocarpa STEM score less than 120. Does not qualify. Remove from map 33.

Point Number 383.146 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees

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

Summary of Submission Latitude: -45.01728575 longitude: 168.7197001 Tree Number: 161 Botanical name: Quercus robur STEM score less than 120. Does not qualify. Remove from map 33

Point Number 383.147 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.01728575 longitude: 168.7197001 Tree Number: 161 Botanical name: Quercus robur Removed by RM130848. Remove from map 33

Point Number 383.148 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.03246103 longitude: 168.6629449 Tree Number: 148 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 36

Point Number 383.149 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.03243402 longitude: 168.6632738 Tree Number: 148 Botanical name: Chamaecyparis lawsoniana STEM score less than 120. Does not qualify. Remove from map 36.

Point Number 383.150 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.03224779 longitude: 168.6550863 Tree Number: 198 Botanical name: Cedrus deodara Tree removed. Remove from map 35.

Point Number 383.151 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees

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

Summary of Submission Latitude: -44.84959488 longitude: 169.0422525 Tree Number: 587 Botanical name: Picea sitchensis Tree removed. Remove from map 10.

Point Number 383.152 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.03212742 longitude: 168.6638528 Tree Number: 150 Botanical name: Sorbus acuparia STEM score less than 120. Does not qualify. Remove from map 36.

Point Number 383.153 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.70262439 longitude: 169.1338503 Tree Number: 605 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 21.

Point Number 383.154 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.70570962 longitude: 169.1336132 Tree Number: 614 Botanical name: Sequoia sempervirens STEM score less than 120. Does not qualify. Remove from map 21.

Point Number 383.155 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.69962383 longitude: 169.1230892 Tree Number: 619 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 21.

Point Number 383.156 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees

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

Summary of Submission Latitude: -44.69947235 longitude: 169.1230677 Tree Number: 619 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 21.

Point Number 383.157 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.96700239 longitude: 168.7681405 Tree Number: 213 Botanical name: Robinia pseudoacacia STEM score less than 120. Does not qualify. Remove from map 21.

Point Number 383.158 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.99316736 longitude: 168.7563485 Tree Number: 12 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 31.

Point Number 383.159 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.9003409 longitude: 168.2866866 Tree Number: 167 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 9.

Point Number 383.160 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.03229423 longitude: 168.6639044 Tree Number: 150 Botanical name: Sorbus acuparia STEM score less than 120. Does not qualify. Remove from map 12.

Point Number 383.161 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees

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

Summary of Submission Latitude: -45.03739608 longitude: 168.6492204 Tree Number: 158 Botanical name: Quercus rubra STEM score less than 120. Does not qualify. Remove from map 35.

Point Number 383.162 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.0326231 longitude: 168.662216 Tree Number: 11 Botanical name: Aesculus hippocastanum STEM score less than 120. Does not qualify. Remove from map 35.

Point Number 383.163 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.02666918 longitude: 168.9620893 Tree Number: 215 Botanical name: Tilia x europaea One of the 6 on the listing has been removed. Retain remaining. Remove from map 13.

Point Number 383.164 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.02569713 longitude: 168.9622948 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.

Point Number 383.165 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.02570803 longitude: 168.9622838 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.

Point Number 383.166 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-

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

Summary of Submission Latitude: -45.02568031 longitude: 168.9623143 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.

Point Number 383.167 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.0257533 longitude: 168.9622298 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.

Point Number 383.168 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.02577225 longitude: 168.9622003 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.

Point Number 383.169 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

Position: Support

Summary of Submission Latitude: -45.02579192 longitude: 168.9621627 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.

Point Number 383.170 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -45.0258078 longitude: 168.9621476 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.

Point Number 383.171 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-

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

Summary of Submission Latitude: -45.02584903 longitude: 168.962092 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.

Point Number 383.172 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.97115678 longitude: 168.7510585 Tree Number: 181 Botanical name: Juglans regia STEM score less than 120. Does not qualify. Remove from map 29.

Point Number 383.173 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.97161762 longitude: 168.7493604 Tree Number: 188 Botanical name: Ulmus glabra STEM score less than 120. Does not qualify. Remove from map 29.

Point Number 383.174 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.96919822 longitude: 168.7628505 Tree Number: 208 Botanical name: Crataegus monogyna Not in schedule 32.8. Add item 208 to schedule 32.8

Point Number 383.175 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.99208687 longitude: 168.6726521 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39

Point Number 383.176 **Provision:** 5-Part Five - District Wide Matters

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

Summary of Submission Latitude: -44.99235385 longitude: 168.6726665 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39

Point Number 383.177 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.99202285 longitude: 168.6726575 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39 atitude: -44.99202285 longitude: 168.6726575 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39

Point Number 383.178 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Amend latitude: -44.99151923 longitude: 168.6728308 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39

Point Number 383.179 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.99167454 longitude: 168.6728154 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39

Point Number 383.180 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.99234105 longitude: 168.67269 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39

Point Number 383.181 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.99238586 longitude: 168.6727266 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39

Point Number 383.182 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.99238586 longitude: 168.6727266 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39

Point Number 383.183 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.99243162 longitude: 168.6727772 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39

Point Number 383.184 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.69995914 longitude: 169.1163033 Tree Number: 624 Botanical name: Magnolia soulangiana STEM score less than 120. Does not qualify. Remove from map 24

Point Number 383.185 **Provision:** 5-Part Five - District Wide Matters

> 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.69877662 longitude: 169.1174714 Tree Number: 571 Botanical name: Corylus avellana STEM score: 108. 3 listed, but only found 1 hazel. Not really in park either, near lake edge. Remove from map 22

Point Number 383.186 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.69877662 longitude: 169.1174714 Tree Number: 571 Botanical name: Corylus avellana STEM score: 108. 3 listed, but only found 1 hazel. Not really in park either, near lake edge. Remove from map 22

Point Number 383.187 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.69919486 longitude: 169.1150513 Tree Number: 627 Botanical name: Larix kaemferi STEM score less than 120. Does not qualify. Remove from map 22

Point Number 383.188 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.69912623 longitude: 169.1150108 Tree Number: 628 Botanical name: Cedrus atlantica 'Glaucua' STEM score less than 120. Does not qualify. Remove from map 22

Point Number 383.189 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

Summary of Submission Latitude: -44.69880712 longitude: 169.1154171 Tree Number: 608 Botanical name: Sequoiadendron giganteum STEM score less than 120. Possible replacement for removed tree. Only 5 Wellingtonia within park worthy of listing. Remove from map 22

Point Number	383.190	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Latitude: -44.69894082 longitude: 169.11493 Tree Number: 608 Botanical name: Sequoiadendron giganteum STEM score less than 120. Possible replacement for removed tree. Only 5 Wellingtonia within park worthy of listing. Remove from map 22
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Point Number	383.191	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Latitude: -44.69879735 longitude: 169.1150218 Tree Number: 590 Botanical name: Populus nigra Existing item in Operative District Plan. Mapped but not in schedule. Add to schedule 32.8
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Point Number	383.192	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	latitude: -44.99600093 longitude: 168.7933264 Tree Number: 204 Botanical name: Juglans regia Existing item in Operative District Plan. Mapped but not in schedule. Add to schedule 32.8
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Point Number	383.193	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Latitude: -44.99594568 longitude: 168.7927279 Tree Number: 204 Botanical name: Juglans regia Existing item in Operative District Plan. Mapped but not in schedule. Remove from map 30
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Point Number	383.194	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Latitude: -44.99566188 longitude: 168.792857 Tree Number: 204 Botanical name: Juglans regia Existing item in Operative District Plan. Mapped but not in schedule. Remove from map 30
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Point Number	383.195	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Latitude: -45.00602575 longitude: 168.7469805 Tree Number: 203 Botanical name: Quercus robur Tree removed. Remove from map 30
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Point Number	383.196	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Latitude: -44.99464545 longitude: 168.7953632 Tree Number: 204 Botanical name: Juglans regia STEM score less than 120. Does not qualify. Remove from map 30
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Point Number	383.197	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Latitude: -44.99467059 longitude: 168.7966671 Tree Number: 204 Botanical name: Juglans regia STEM score less than 120. Does not qualify. Remove from map 30
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Point Number	383.198	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Latitude: -44.99476045 longitude: 168.7965387 Tree Number: 204 Botanical name: Juglans regia STEM score less than 120. Does not qualify. Remove from map 30
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Point Number	383.199	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Latitude: -44.9391839 longitude: 168.8350482 Tree Number: 255 Botanical name: Crataegus monogyna Existing item in Operative District Plan. Mapped but not in schedule. Add to schedule 32.8
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Point Number	383.200	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Latitude: -44.7000957 longitude: 169.1166147 Tree Number: 620 Botanical name: Tilia x europaea One of avenue of limes. Tree is replacement for decayed tree removed in 2014. STEM score is less than 120. Remove from map 22		

Point Number	383.201	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Latitude: -44.70493303 longitude: 169.1289549 Tree Number: 3 Botanical name: Nothofagus menziesii STEM score less than 120. Does not qualify. Remove from map 21		

Point Number	383.202	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Latitude: -44.70492754 longitude: 169.1288872 Tree Number: 3 Botanical name: Nothofagus truncata STEM score less than 120. Does not qualify. Remove from map 21		

Point Number	383.203	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Latitude: -44.93996304 longitude: 168.8299791 Tree Number: 265 Botanical name: Fraxinus sp. STEM score less than 120. Does not qualify. Remove from map 28		

Point Number	383.204	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Latitude: -44.9397027 longitude: 168.8304009 Tree Number: 265 Botanical name: Fraxinus sp. STEM score less than 120. Does not qualify. Remove from map 28		

Point Number	383.205	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Latitude: -44.97946371 longitude: 168.8211664 Tree Number: 176 Botanical name: Pinus jeffreyii Does not exist/could not be found. Remove from map 30
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Point Number	383.206	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Latitude: -44.97951683 longitude: 168.8212083 Tree Number: 178 Botanical name: Pinus radiata STEM score less than 120. Does not qualify. Remove from map 30
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Point Number	383.207	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Latitude: -44.98787092 longitude: 168.8148877 Tree Number: 177 Botanical name: Maclura pomifera Tree looks to have been removed in past and stump re growth is left. No longer worthy of listing. Remove from map 30
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Point Number	383.208	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Latitude: -45.11212359 longitude: 168.54417 Tree Number: 191 Botanical name: Populus nigra 'italica' Tree removed. Remove from map 12
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Point Number	383.209	Provision:	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Latitude: -45.02435886 longitude: 168.6584097 Tree Number: 6 Botanical name: Nothofagus solandrii var. cliffortoides STEM score less than 120. Does not qualify. Remove from map 32
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Submitter Number:	387	Submitter:	Jacqueline Sly
Contact Name:		Email:	jackie@highadventure.co.nz
Address:	4 Merioneth Street, Arrowtown, New Zealand, 9302		
Point Number	387.1	Provision:	682-32 Protected Trees > 684-32.2 Objective and Policies > 690-32.2.2Objective 2
Position:	Support		
Summary of Submission	Supports the provisions.		
Point Number	387.2	Provision:	682-32 Protected Trees > 684-32.2 Objective and Policies > 694-32.2.3 Objective 3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The council should consult with landowners before giving trees in the Arrowtown Residential Historic Management Zone protection under the category 'character trees'. The council needs to recognise that in some instances there are trees which are in inappropriate locations and discussion with landowners will highlight these. The objective should be amended to include a provision for consultation with affected parties.		

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	421.24	Provision:	682-32 Protected Trees > 699-32.3 Other Provisions and Rules > 701-32.3.2 Clarification > 702-32.3.2.1
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	supports in part. Requests an amendment to provide clarity between spreading canopy trees and columnar canopy trees, and to be consistent with definitions sought in other proposed district plans around New Zealand. Requested amendments outlined in submission 421.		
Point Number	421.25	Provision:	682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 720-32.4.9
Position:	Oppose		
Summary of Submission	requests amendment to enable network operators to undertake any necessary maintenance works to any tree as required to protect the integrity of utilities and their services, and to provide new services without the need for resource consent. Suggested amendments identified in submission 421.		

Submitter Number:	455	Submitter:	W & M Grant W & M Grant
Contact Name:		Email:	lmconsultingnz@gmail.com
Address:	Unknown, Frankton, 9300		
Point Number	455.4	Provision:	682-32 Protected Trees > 711-32.4 Rules – Protected Trees
Position:	Not Stated		
Summary of Submission	seeks to remove the reference to the protected tree #206 from the planning maps of the PDP		

Submitter Number:	560	Submitter:	Spruce Grove Trust
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	560.2	Provision:	682-32 Protected Trees
Position:	Not Stated		

Summary of Submission

That the Hawthorne hedge located on the road boundaries of the properties situated at 16 and 18 Wiltshire Street is not protected under the PDP.

Submitter Number:

579

Submitter:

Gem Lake Limited

Contact Name:

Ian Greaves

Email:

ian@southernplanning.co.nz

Address:

PO Box 1081, Queenstown, New Zealand, 9348

Point Number

579.1

Provision:

5-Part Five - District Wide Matters
> 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees
District Wide

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Oppose in part.

The Proposed District Plan is modified so that the Eucalyptus Globulus identified as protected tree by Chapter 32 under reference 573 is removed from the District Plan.

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

607.32

Provision:

5-Part Five - District Wide Matters
> 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees
District Wide

Position:

Not Stated

Summary of Submission

Delete trees 189 (Douglas Fir) and 193 (Sycamore) from the list of protected trees.

Submitter Number:	635	Submitter:	Aurora Energy Limited
Contact Name:	Joanne Dowd	Email:	joanne.dowd@thinkdelta.co.nz
Address:	PO Box 1404, Dunedin, New Zealand, 9054		
Point Number	635.72	Provision:	682-32 Protected Trees > 684-32.2 Objective and Policies > 685-32.2.1 Objective 1 > 688-32.2.1.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part Retain Policy 32.2.1.3		

Submitter Number:	752	Submitter:	Michael Farrier
Contact Name:		Email:	mike.farrier@xtra.co.nz
Address:	31 Bedford Street, Arrowtown, New Zealand, 9302		
Point Number	752.15	Provision:	682-32 Protected Trees
Position:	Not Stated		
Summary of Submission	A requirement placed in the Plan to maintain and manage protected trees (maintenance schedule). The Plan shall require a successions plan to periodically replace damaged and diseased trees.		

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	781.30	Provision:	682-32 Protected Trees > 699-32.3 Other Provisions and Rules > 701-32.3.2 Clarification > 702-32.3.2.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. Amend: means for a tree with a spreading canopy, the area beneath the canopy spread of a tree, measured at ground level from the surface of the trunk, with a radius to the outer most extent of the spread of the tree's branches, and for a columnar tree, means the area beneath the canopy extending to a radius <u>2m beyond the outermost extent of the spread of a tree's branches</u> half the height of the tree. As demonstrated by the diagrams below [Note – need consequential updating].		
Point Number	781.31	Provision:	682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 720-32.4.9
Position:	Oppose		
Summary of Submission	Amend Table 2, Rule 32.4.9 as follows: Tree trimming carried out by the Council, <u>network utility operators</u> or its <u>their</u> agents. (Note: consequential amendments to titles and other rules required)		

Submitter Number:	809	Submitter:	Queenstown Lakes District Council
Contact Name:	Stephen Quin	Email:	Stephen.Quin@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		
Point Number	809.6	Provision:	682-32 Protected Trees > 699-32.3 Other Provisions and Rules > 701-32.3.2 Clarification > 702-32.3.2.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the diagram as detailed in the submission.		

Point Number	809.7	Provision:	682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 712-32.4.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Change to – Minor trimming of a protected tree and minor trimming of a protected hedgerow no more than once in a single calendar year.		
Point Number	809.8	Provision:	682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 715-32.4.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	32.4.4 Change to – Maintenance of protected hedgerows comprising the trimming of not greater than 50% of the canopy provided such work is supervised by a suitably qualified professional arborist experienced in the management of amenity trees and approved by Queenstown Lakes District Council prior to commencement of the works.		
Point Number	809.9	Provision:	682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 716-32.4.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	32.4.5 Change to – The removal or significant trimming of a protected tree where the tree is dead, diseased or damaged and presents a potential hazard to persons or property. Prior to the removal or significant trimming, persons must provide to Council a report from a suitably qualified professional arborist experienced in the management of amenity trees detailing the reasons and justification for removal or significant trimming. Works must not commence prior to the Council confirming the permitted activity status of the removal or significant trimming of a protected tree. Should it be identified that a tree presents an imminent hazard, any work that is considered necessary to immediately abate the hazard may proceed at once, though evidence shall be submitted to council identifying the urgency for the works.		
Point Number	809.10	Provision:	682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 717-32.4.6
Position:	Not Stated		
Summary of Submission	32.4.6 Typo, 'roof' should read 'root'.		
Point Number	809.11	Provision:	682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 721-32.4.10

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

Summary of Submission 32.4.10 Change to – Any works within the root protection zone of any tree less than 4.0m in height.

Point Number 809.12 **Provision:** 682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 723-32.4.12

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

Summary of Submission 32.4.12 Change to – The removal, significant trimming or works within the root protection zone of any tree greater than 4.0m in height.

Point Number 809.13 **Provision:** 682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 730-32.4.19

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

Summary of Submission 32.4.19 Change to – Maintenance of a character hedgerow comprising the trimming of not greater than 50% of the canopy, provided such work is carried out under the authority and supervised by a suitably qualified professional arborist experienced in the management of amenity trees and approved by Queenstown Lakes District Council prior to commencement of the works.

Point Number 809.14 **Provision:** 682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 731-32.4.20

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

Summary of Submission 32.4.20 Change to – The removal or significant trimming of a character tree where the tree is dead, diseased or damaged and presents a potential hazard to persons or property.

Prior to the removal or significant trimming, persons must provide to Council a report from a suitably qualified professional arborist experienced in the management of amenity trees detailing the reasons and justification for removal or significant trimming. Works must not commence prior to the Council confirming the permitted activity status of the removal or significant trimming of a character tree.

Should it be identified that a character tree presents an imminent hazard, any work that is considered necessary to immediately abate the hazard may proceed at once, though evidence shall be submitted to council identifying the urgency for the works.

Point Number 809.15 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.6-32.5 - Rules - Assessment Matters

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

Summary of 32.5.1.2 Change to – The efficient and sustainable use of land and resources, including the

Submission

allowance for reasonable unrestricted natural light where practicable and sufficient clearance to allow for routine property maintenance.

32.5.1.4 Change to – The merits of any proposed mitigation tree planting measures or landscaping.

32.5.1.6 Add new – Whether the removal of a tree of trees will potentially have an adverse effect on nearby trees to be retained.

32.5.1.6 Change to – Potential effect on the health and structural stability of the tree or hedgerow both in the short and long term.

32.5.1.7 Change to – Whether arboricultural industry recognised and accepted best practice will be adhered to.

32.5.1.8 Change to – Whether any viable and practicable alternatives are available.

Chapter 33 – Indigenous Vegetation and Biodiversity

Submitter Number:	9	Submitter:	Terry Drayon
Contact Name:		Email:	namastewanaka@slingshot.co.nz
Address:	69 Studholme rd, Wanaka, New Zealand, 9382		
Point Number	9.8	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Ban the practise of burn offs and to introduce a more sustainable and ecological practice.		

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		
Point Number	19.23	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Support		
Summary of Submission	Support the Provision.		

Submitter Number:	115	Submitter:	Florence Micoud
Contact Name:		Email:	florencemicoud@gmail.com
Address:	57 Kennedy Crescent, Wanaka, New Zealand, 9305		

Point Number	115.8	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That the Bullock creek spring and stream is designated Significant Natural Area and protected for its intrinsic value, Map 21.		

Submitter Number:	133	Submitter:	Kate Woodfield
Contact Name:		Email:	fourwoodies@hotmail.com
Address:	32 Estuary Crescent, Fairfield, Dunedin, 9018		
Point Number	133.1	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Oppose		
Summary of Submission	Opposes the provisions. All this land was cleared and used for farming long before the council was established.		

Submitter Number:	163	Submitter:	Vaughn Woodfield
Contact Name:		Email:	kiwiwoody1@hotmail.com
Address:	32 Estuary Crescent, Fairfield, Dunedin, New Zealand, 9018		
Point Number	163.2	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
Position:	Oppose		
Summary of Submission	Reject the scheduling of SNA E38A-1 on Lot 6 Stevensons Road.		

Point Number	163.3	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 87-33.5.7
Position:	Oppose		
Summary of Submission	Reject the scheduling of SNA E38A-1 on Lot 6 Stevensons Road, in particular the restrictions on earthworks.		

Submitter Number:	198	Submitter:	Kate Woodfield
Contact Name:		Email:	fourwoodies@hotmail.com
Address:	32 Estuary Crescent, Fairfield, Dunedin, 9018		

Point Number	198.1	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
Position:	Oppose		
Summary of Submission	Reject SNA area E38A_1 as shown on planning map 18		

Submitter Number:	214	Submitter:	Kate Woodfield
Contact Name:		Email:	fourwoodies@hotmail.com
Address:	32 Estuary Crescent, Fairfield, Dunedin, 9018		

Point Number	214.1	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
Position:	Oppose		
Summary of Submission	Reject SNA area E38A_1 as shown on planning map 18		

Submitter Number:	260	Submitter:	Roger Gardiner
Contact Name:		Email:	gardiner@outlook.co.nz
Address:	149 Stone Street, Wanaka, 9305		
Point Number	260.3	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Oppose		
Summary of Submission	Add a classification or designation to the Wanaka Fish Hatchery wetland area located at Stone Street Wanaka, to recognize its significance and importance.		

Submitter Number:	281	Submitter:	Wakatipu Reforestation Trust
Contact Name:	Neill Simpson	Email:	n.simpson@xtra.co.nz
Address:	181 Peninsula Road, Kawarau Falls, Queenstown, New Zealand, 9300		
Point Number	281.2	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Support		
Summary of Submission	The addition of a policy encouraging native planting where appropriate as an alternative to planting exotic species.		

Submitter Number:	290	Submitter:	Christine Ryan
Contact Name:		Email:	erikandchris@gmail.com
Address:	92 Centennial Avenue, Arrowtown, New Zealand, 9302		

Point Number	290.4	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Support		
Summary of Submission	Supports the provisions.		
Point Number	290.5	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules
Position:	Support		
Summary of Submission	Strongly support the exemption of walkways - important to facilitate access into natural areas so that people can enjoy them.		

Submitter Number:	313	Submitter:	John Langley
Contact Name:		Email:	jd.langley@icloud.com
Address:	PO Box 38, Lake Hawea, New Zealand, 9345		
Point Number	313.4	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Support		
Summary of Submission	The plan needs to have a clear statement under Purpose which relates to enhancement of vegetation and biodiversity with supporting objectives and policies. That is increasing our indigenous vegetation and biodiversity both on private and public lands. Recommendation: The Plan should seek to reduce any further loss of indigenous vegetation. This should be stated under Purpose. Policy and objectives to such that if loss is unavoidable an equivalent “offsett” planting should be required either on the same site or elsewhere.		

Submitter Number:	315	Submitter:	The Alpine Group Limited
Contact Name:	Scott Edgar	Email:	jw@alpinegroup.co.nz
Address:	PO Box 218, Wanaka, New Zealand, 9343		

Point Number	315.11	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Oppose		
Summary of Submission	Remove the Significant Indigenous Vegetation on Minaret Station		

Submitter Number:	323	Submitter:	Jed Frost
Contact Name:		Email:	ngeddes@cfma.co.nz
Address:	PO Box 553, Queenstown, New Zealand, 9348		
Point Number	323.6	Provision:	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation
Position:	Oppose		
Summary of Submission	Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.		
Point Number	323.7	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 81-33.5.1
Position:	Oppose		
Summary of Submission	Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.		
Point Number	323.8	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 82-33.5.2
Position:	Oppose		
Summary of	Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14,		

Submission	17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.		
Point Number	323.9	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 83-33.5.3
Position:	Oppose		
Summary of Submission	Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.		
Point Number	323.10	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 84-33.5.4
Position:	Oppose		
Summary of Submission	Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.		
Point Number	323.11	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 85-33.5.5
Position:	Oppose		
Summary of Submission	Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.		
Point Number	323.12	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 86-33.5.6
Position:	Oppose		
Summary of Submission	Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.		
Point Number	323.13	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 87-33.5.7

Position:	Oppose		
Summary of Submission	Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.		
Point Number	323.14	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 90-33.5.8
Position:	Oppose		
Summary of Submission	Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.		
Point Number	323.15	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 91-33.5.9
Position:	Oppose		
Summary of Submission	Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.		

Submitter Number:	339	Submitter:	Evan Alty
Contact Name:		Email:	altyevan@gmail.com
Address:	PO Box 10, Lake Hawea, New Zealand, 9345		
Point Number	339.5	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Raises concerns with the ability of this objective and policies that follow. There need to be clear references with each other.		

Point Number	339.6	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 31-33.2.1.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Raises concerns with the ability of Objective 3.2.4.3 and Policies 33.2.1.1 and 33.2.17 to protect rare or threatened indigenous species		
Point Number	339.7	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 36-33.2.1.7
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Raises concerns with the ability of Objective 3.2.4.3 and Policies 33.2.1.1 and 33.2.17 to protect rare or threatened indigenous species		
Point Number	339.8	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 35-33.2.1.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Raises concerns with the non-regulatory methods such as open space covenants under the Queen Elizabeth II National Trust Act and considers these to be flawed. Only covenants under the Reserves Act provide security and certainty that the RMA requires.		
Point Number	339.73	Provision:	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose
Position:	Support		
Summary of Submission	Generally support with the exception of amendments.		
Point Number	339.74	Provision:	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend first paragraph as follows: <i>The District contains a diverse range of habitats that support indigenous plants and animals, <u>including species that are endemic to the district, threatened either nationally or regionally. Distinctive habitats include</u> comprising forests, shrubland, herb fields, tussock grasslands, <u>wetlands</u>, lake and river margins. Indigenous biodiversity is also an important component of ecosystem services and the District's landscapes.</i>		

Point Number	339.75	Provision:	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend third paragraph as follows: <u>Significant adverse effects resulting from removal clearance of indigenous vegetation should be avoided. Where the adverse effects are not significant and cannot be avoided, remedied or mitigated and would diminish the District's indigenous biodiversity values, opportunities for the protection, restoration and enhancement of other similar habitats areas are encouraged to offset the adverse effects of clearance and ensure no net the loss and preferably a net gain of those indigenous biodiversity values. Biodiversity offsetting should not be applied to justify impacts on vulnerable and irreplaceable biodiversity values or biodiversity values which cannot be offset.</u> _		
Point Number	339.76	Provision:	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend final paragraph as follows: <u>The District's lowlands comprising the lower slopes of mountain ranges and valley floors have been modified by urban growth, farming activities and rural residential development. Much of the indigenous vegetation habitat has been removed, or modified. and the remaining remnants are likely to be vulnerable and important to retain. These areas are identified in the Land Environments of New Zealand Threatened Environment Classification as either acutely or chronically threatened environments, having less than 20% indigenous vegetation remaining.</u>		
Point Number	339.77	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
Position:	Support		
Summary of Submission	Supports the objective.		
Point Number	339.78	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 30-33.2.1.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend as follows: <u>Identify and protect the District's Significant Natural Areas and schedule them in the District Plan, including the ongoing identification and protection of Significant Natural Areas through resource consent applications, using the criteria set out in Policy 33.2.1.9.</u>		

Point Number	339.79	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 31-33.2.1.2
Position:	Support		
Summary of Submission	Supports the policy.		
Point Number	339.80	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 32-33.2.1.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend as follows: <i>Provide standards in the District Plan for <u>the protection maintenance and enhancement of indigenous vegetation that is not identified as a Significant Natural Area or threatened species, which are practical to apply and that permit the removal clearance of a limited area of indigenous vegetation in specified circumstances.</u></i>		
Point Number	339.81	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 33-33.2.1.4
Position:	Support		
Summary of Submission	Supports the policy.		
Point Number	339.82	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 34-33.2.1.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend as follows: <i>Recognise anticipated activities in rural areas such as farming and the efficient use of land and resources while having regard to however <u>these must be undertaken in a way that protects the significant indigenous vegetation and habitats of indigenous fauna and maintains and enhances indigenous biodiversity.</u> the maintenance, protection or enhancement of indigenous biodiversity values.</i>		
Point Number	339.83	Provision:	26-33 Indigenous Vegetation and

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

Summary of Submission Amend as follows:

Encourage the long-term protection of indigenous vegetation and in particular Significant Natural Areas by encouraging land owners to consider non-regulatory methods such as ~~open~~ ~~space~~-covenants administered under the Queen Elizabeth II National Trust Act, Reserves Act, or Conservation Act and other protective mechanisms.

Point Number 339.84 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 36-33.2.1.7

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

Summary of Submission Amend as follows:

Activities involving the clearance of indigenous vegetation are undertaken in a manner to ensure the District's indigenous biodiversity ~~values~~is protected, maintained or enhanced.

Point Number 339.85 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 37-33.2.1.8

Position: Oppose

Summary of Submission Delete and Replace as follows:

~~Where the adverse effects of an activity on indigenous biodiversity cannot be avoided, remedied or mitigated, consideration will be given to whether there has been any compensation or biodiversity offset proposed and the extent to which any offset will result in a net indigenous biodiversity gain~~

If the ecosystem or habitat cannot be avoided, adverse effects are managed by avoiding significant adverse effects. Where adverse effects are not significant:

(a)they are avoided in the first instance;

(b)where they cannot be avoided, they are remedied;

(c)where they cannot be remedied they are mitigated; and

(d) Where residual adverse effects remain, and cannot be mitigated they are offset.

Point Number 339.86 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 38-33.2.1.9

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

Summary of Submission

Amend the Criteria to read:

a. Representative Whether an area of indigenous vegetation or habitat of indigenous fauna is representative, typical or characteristic of the natural diversity of the relevant ecological district.

b. Rarity –Retain

c Diversity add and Pattern Whether an area supports a high diversity of indigenous ecosystem types, indigenous taxa or has changes in species composition reflecting the existence of diverse natural features or gradients.

Add “or” between each of the criteria.

Point Number	339.87	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Add new policy:

Facilitate and support restoration of degraded natural ecosystems and indigenous habitats using ~~where possible~~ indigenous species that naturally occur and/or previously occurred in the area.

Point Number	339.88	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend to read:

Protect and enhance significant indigenous vegetation and habitats of indigenous fauna, including rare or threatened indigenous species.

Point Number	339.89	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 40-33.2.2.1
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Amend to read:

Avoid the clearance of indigenous vegetation within Significant Natural Areas including those that meet the criteria in Policy 33.2.1.9 that would reduce indigenous biodiversity values.

Point Number	339.90	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 41-33.2.2.2
Position:	Oppose		
Summary of Submission	Delete and replace as follows: <i>Allow the clearance of indigenous vegetation within Significant Natural Areas only in exceptional circumstances and in circumstances where these activities will have a low impact or offer compensation commensurate to the nature and scale of the clearance.</i> <u><i>Allow the clearance of indigenous vegetation within Significant Natural Areas only in exceptional circumstances and in circumstances where significant adverse effects are avoided. Where adverse effects are not significant: they are avoided in the first instance; where they cannot be avoided, they are remedied; where they cannot be remedied they are mitigated; and Where residual adverse effects remain, and cannot be mitigated they are offset.</i></u>		
Point Number	339.91	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 42-33.2.2.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend as follows: <i>Recognise that the majority of Significant Natural Areas are located within land used For farming activity and provide for small scale, low impact indigenous vegetation-removal clearance to enable existing uses, stock grazing, the construction of fences and small scale farm tracks, and the maintenance of existing fences and tracks, roads, structures excluding their expansion provided the biodiversity values are safeguarded.</i>		
Point Number	339.92	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add the following new policy: <u><i>Significant adverse effects of the use and development on habitats of indigenous birds in wetlands, beds of rivers and lakes and their margins for breeding, roosting, feeding and migration are avoided and other effects are avoided, remedied or mitigated.</i></u>		
Point Number	339.93	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	Amend to read: <i>Ensure the efficient use <u>management and development</u> of land, including ski-field development, farming activities and infrastructure improvements, <u>does not</u> reduce the District's indigenous biodiversity values. <u>Or To maintain and enhance indigenous biodiversity when undertaking land management and development activities.</u></i>		
Point Number	339.94	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the policies 33.2.3.1 - 33.2.3.7 as set out in other submission points by Forest and Bird and make these assessment matters.		
Point Number	339.95	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 44-33.2.3.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend as follows: Provide standards controlling the clearance of indigenous vegetation within 20 meters of water bodies, and <i>Ensure that proposals for clearance do not reduce indigenous biodiversity values, create erosion, or <u>adversely affect</u> natural character <u>along the margins of waterways.</u></i>		
Point Number	339.96	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 45-33.2.3.2
Position:	Oppose		
Summary of Submission	Delete this policy.		
Point Number	339.97	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 46-33.2.3.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend as follows: <i>Encourage the retention <u>and enhancement</u> of indigenous vegetation <u>including</u> in locations that have potential for regeneration, provide connectivity, stability, <u>and</u> particularly where productive values are low, or in riparian areas or gullies.</i>		

Point Number	339.98	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 47-33.2.3.4
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Amend to read: <i>When considering the proposals for the clearance of indigenous vegetation, avoid: effects on threatened species; areas within a land environment (defined by the Land Environments of New Zealand at Level IV) identified as having less than 20% indigenous vegetation remaining;</i>
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Point Number	339.99	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5
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Position:	Oppose
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Summary of Submission	This is more of an assessment matter and should be included in a separate section.
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Point Number	339.100	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 49-33.2.3.6
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Incorporate into the policy: <u><i>'Ensure indigenous vegetation removal does not adversely affect the natural character of the margins of water ways'</i></u>
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Point Number	339.101	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 50-33.2.3.7
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Position:	Oppose
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Summary of Submission	This is an assessment matter. This matter is likely to cumulatively exacerbate biodiversity loss by reducing the area of habitat available and over time may lead to extirpation of species from areas.
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Point Number	339.102	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4
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Position:	Support		
Summary of Submission	Supports the objective.		
Point Number	339.103	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4 > 52-33.2.4.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend as follows: <i>Recognise that alpine environments contribute to the distinct indigenous biodiversity and landscape qualities of the District and are vulnerable to <u>should be protected from change through</u> vegetation clearance or establishment of exotic plants.</i>		
Point Number	339.104	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4 > 53-33.2.4.2
Position:	Support		
Summary of Submission	Supports the policy.		
Point Number	339.105	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 56-33.3.2 Clarification
Position:	Support		
Summary of Submission	Support this section, especially 33.3.2.1-33.3.2.3. These policies make it clear that the rules apply to all zones including unformed roads.		
Point Number	339.106	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 66-33.3.3.1
Position:	Support		
Summary of Submission	Support.		

Point Number	339.107	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 67-33.3.3.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend. The main problem is the use of indigenous vegetation rather than coverage by indigenous species. Need to include words 'coverage by' and 'vascular and non-vascular and plant'.		
Point Number	339.108	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 68-33.3.3.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Need to include words 'coverage by' and 'vascular and non-vascular and plants'.		
Point Number	339.109	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 69-33.3.3.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Needs to be clearer. Amend as follows: <i><u>Structural dominance is attained when indigenous species are in the tallest stratum and are visually conspicuous, and coverage by indigenous species exceeds 20% of the total area.</u></i>		
Point Number	339.110	Provision:	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 77-33.4.1
Position:	Support		
Summary of Submission	Support, non compliance should be a discretionary activity.		
Point Number	339.111	Provision:	26-33 Indigenous Vegetation and

Position: Oppose

Summary of Submission Make the removal of SNA a non-complying activity.

Point Number 339.112 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 79-33.4.3

Position: Oppose

Summary of Submission Make non-compliance with 'alpine environments' rule a non-complying activity.

Point Number 339.113 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 73-33.3.4.1

Position: Oppose

Summary of Submission Delete this Exemption.

Point Number 339.114 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 74-33.3.4.2

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

Summary of Submission Delete the exemption for drains. Clearance of drains can result in further drainage of wetlands, and increased sedimentation in water ways.

Point Number 339.115 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 75-33.3.4.3

Position: Support

Summary of Submission Support the exemption.

Point Number 339.116 **Provision:** 26-33 Indigenous Vegetation and

Position: Oppose

Summary of Submission 5000m² is large and will not enable the maintenance of indigenous biodiversity throughout the district. The Rule fails to provide opportunities to protect areas meeting the criteria for SNA's.

Delete and replace with standards restricting clearance of indigenous vegetation of certain plants/communities or 500m² generally.

Point Number	339.117	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 85-33.5.5
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Position: Support

Summary of Submission Support.

Point Number	339.118	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 87-33.5.7
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Position: Oppose

Summary of Submission Earth works result in significant adverse effects and should not be a permitted activity in SNA's in order to meet RMA requirements meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.

Point Number	339.119	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 90-33.5.8
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Position: Oppose

Summary of Submission Reject, there should not be any permitted clearance within SNAs.

Point Number	339.120	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 91-33.5.9
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Retain with amendment:

Does not involve exotic tree or shrub planting, or establishment of pasture or crop.

Point Number	339.121	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 92-33.5.10
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Retain with amendments: <i>Does not involve the clearance of indigenous vegetation, the planting of shelterbelts, or any exotic tree or shrub planting of exotic species.</i> Retain clarification.
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Point Number	339.122	Provision:	26-33 Indigenous Vegetation and Biodiversity > 93-33.6 Non-Notification of Applications
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Position:	Support
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Summary of Submission	Retain.
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Point Number	339.123	Provision:	26-33 Indigenous Vegetation and Biodiversity > 94-33.7 Threatened Plant List
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Support list provided as it is a complete and up to date list. It also needs to include threatened plants include other plants that occur naturally within the District and are listed in the current New Zealand Threat Classification as either Threatened or At Risk.
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Point Number	339.124	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
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Position:	Support
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Summary of Submission	Retain full list and make certain that boundaries adequately protect the full SNA and provide a buffer to avoid edge effects.
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Point Number	339.125	Provision:	26-33 Indigenous Vegetation and Biodiversity
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Add assessment matters to assist decision makers to interpret the plan.
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Submitter Number:	373	Submitter:	Department of Conservation
Contact Name:	Geoff Deavoll	Email:	gdeavoll@doc.govt.nz
Address:	PO Box 4715, Christchurch, 8140		
Point Number	373.18	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Alter the structure of the indigenous vegetation and biodiversity provisions to ensure that these provisions are clear, easy for the community to use, and ensure that appropriate protection is applied when it comes to areas of significant indigenous vegetation and habitats of indigenous fauna.		
Point Number	373.19	Provision:	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the wording of 33.1 Purpose (paragraph 4) as follows: <i>The limited removal of indigenous vegetation not determined to be significant is permitted, with discretion applied through the resource consent process to ensure that indigenous vegetation clearance activities exceeding the permitted limits protect, maintain or enhance indigenous biodiversity values. Where the removal of indigenous vegetation cannot be avoided or mitigated and would diminish the District's indigenous biodiversity values, opportunities for the enhancement of other areas are encouraged to offset the adverse effects of the loss of those indigenous biodiversity values.</i> <u>Where indigenous vegetation in an area described as a Significant Natural Area in the district plan, or is determined to be an Significant Natural Area through a site specific ecological assessment, then any removal of indigenous vegetation required will only be allowed in exceptional circumstances, and where through a resource consent process the adverse effects of the activity are demonstrated as being avoided, remedied or mitigated. Biodiversity off-sets will be required to manage any residual adverse effects that cannot otherwise be mitigated.</u> - Or wording of a similar effect.		
Point Number	373.20	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	Amend Objective 33.2.1 as follows: Protect, maintain and enhance indigenous biodiversity. Existing indigenous biodiversity values are protected, maintained or enhanced		
Point Number	373.21	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 30-33.2.1.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Delete Policy 33.2.1.1 and add the intent of this policy to wording to be included in a new Policy 33.2.2.1 under Objective 33.2.2.		
Point Number	373.22	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 31-33.2.1.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part for Policy 33.2.1.2. It is recommended that this policy is moved and combined with policies under Objective 33.2.2. The presence of threatened species either nationally or at a district level is generally a factor in determining a site to be significant under the significance criteria (refer to policy 33.2.1.9b). Therefore it is recommended to replace this policy with a new policy that refers to the criteria for determining ecological significance in line with that detailed in Policy 33.2.1.9 as well as the list of threatened species in section 33.7 .		
Point Number	373.23	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 32-33.2.1.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 33.2.1.3 as follows: <i>Provide standards in the District Plan for <u>activities that involve clearance of indigenous vegetation that is not identified as a Significant Natural Area or threatened species, which are practical to apply and that permit the removal of a limited area of indigenous vegetation in specified circumstances.</u></i>		
Point Number	373.24	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 33-33.2.1.4
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	Amend Policy 33.2.1.4 as follows: <u>Recognise Kai Tahu as kaitiaki and provide for Kai Tahu values and principles in providing for the maintenance of indigenous species and habitats.</u> and take into account the values of tangata whenua and kaitiakitanga.		
Point Number	373.25	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 34-33.2.1.5
Position:	Oppose		
Summary of Submission	Policy 33.2.1.5 is opposed. As the rules that give effect to these policies apply to all zones in the district it is unclear why a policy specific to rural land uses is required. The adverse effects of any indigenous vegetation clearance may be balanced against the benefits of a land use activity as a matter of course in making a decision under section 104 RMA. Given that, this policy adds no further value and is not reflected in the rules for this chapter.		
Point Number	373.26	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 35-33.2.1.6
Position:	Support		
Summary of Submission	Retain Policy 33.2.1.6 as notified.		
Point Number	373.27	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 36-33.2.1.7
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Policy 33.2.1.7 as follows: <u>Activities involving the clearance of indigenous vegetation not determined to be significant following assessment against the criteria in section 33.10, are undertaken in a manner to ensure the District's indigenous biodiversity values are protected, maintained or enhanced.</u>		
Point Number	373.28	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 37-33.2.1.8
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	Amend Policy 33.1.2.8 as follows: Where the there are residual adverse effects of an activity on indigenous biodiversity values that cannot be avoided, remedied or mitigated, consideration will be given to <u>any whether there has been any compensation or biodiversity offset proposed and the extent to which any offset will result in no net loss of indigenous biodiversity and preferably a net indigenous biodiversity gain.</u>		
Point Number	373.29	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 38-33.2.1.9
Position:	Oppose		
Summary of Submission	Delete Policy 33.2.1.9 and include the ecological significance criteria in a new section 33.10.		
Point Number	373.30	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	A new policy under this objective is required to ensure clearance of vegetation along the margins of waterways is managed appropriately for the purpose of limiting erosion as well as reducing impacts on natural character and biodiversity values of riparian margins. This new policy is a repositioning of proposed Policies 33..2.3.1 and 33.2.3.6		
Point Number	373.31	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Objective 33.2.2 as follows: Protect and enhance Significant Natural Areas. <u>Areas of significant indigenous biodiversity are recognised and protected from development activities in the Queenstown Lakes District as a matter of national importance.</u>		
Point Number	373.32	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Include new Policy 33.2.2.1A as follows: <u>Identify the District's Significant Natural Areas and schedule them in Part 33.8 the District Plan,</u>		

including the ongoing identification of Significant Natural Areas through resource consent applications, using the criteria set out in Schedule 33.10, the list of threatened species in Part 33.7, and threatened land environments shown in Part 33.9

Point Number	373.33	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 40-33.2.2.1
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Position:	Support
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Summary of Submission	Retain as notified.
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Point Number	373.34	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 41-33.2.2.2
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Amend Policy 33.2.2.2 as follows: <u>Allow the clearance of indigenous vegetation within Significant Natural Areas only in exceptional circumstances and in circumstances where these activities will have a low impact minor adverse effects on the ecological functioning and the values that contribute to the significance of the area or offer compensation commensurate to the nature and scale of the clearance.</u>
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Point Number	373.35	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 42-33.2.2.3
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Position:	Oppose
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Summary of Submission	Delete Policy 33.2.2.3.
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Point Number	373.36	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Include new Policy 33.2.2.4 as follows: <u>Require the use of biodiversity offsetting to address residual adverse effects, after avoiding, remedying or mitigating, of development activities on Significant Natural Areas to ensure no net loss of indigenous biodiversity values is achieved.</u>
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Point Number	373.37	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3
Position:	Oppose		
Summary of Submission	Replace Objective 33.2.3 with the following Objective: Ensure the efficient use of land, including ski-field development, farming activities and infrastructure improvements, do not reduce the District's indigenous biodiversity values. Encourage protection and enhancement of biodiversity values located on unproductive land within the district.		
Point Number	373.38	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 44-33.2.3.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	This policy combined with the wording of Policy 33.2.3.6 will be best placed as a mechanism for ensuring the maintenance and enhancement of indigenous biodiversity is achieved under Objective 33.2.1		
Point Number	373.39	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 45-33.2.3.2
Position:	Oppose		
Summary of Submission	Policy 33.2.3.2 is opposed. This concept is likely captured by the provisions for biodiversity offsetting that is detailed in earlier policies and suggested new policy. Therefore this Policy will be redundant given the relief sought elsewhere in this section.		
Point Number	373.40	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 46-33.2.3.3
Position:	Support		
Summary of Submission	Retain Policy 33.2.3.3 as notified.		
Point Number	373.41	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3

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

Summary of Submission Include new policy as follows:

Encourage the long-term protection of indigenous vegetation, in particular Significant Natural Areas by encouraging land owners to consider non-regulatory methods such as open space covenants administered under the Queen Elizabeth II National Trust Act, or conservation covenant established under section 27 of the Conservation Act 1987, or Nga Whenua Rahui Kawanata under section 27A of the Conservation Act 1987.

Point Number	373.42	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 47-33.2.3.4
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Position: Oppose

Summary of Submission Delete Policy 33.2.3.4.

Point Number	373.43	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5
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Position: Oppose

Summary of Submission Delete Policy 33.2.3.5

Point Number	373.44	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 49-33.2.3.6
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Position: Oppose

Summary of Submission Delete Policy 33.2.3.6.

Point Number	373.45	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 50-33.2.3.7
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Position: Oppose

Summary of Submission Delete Policy 33.2.3.7.

Point Number	373.46	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4
Position:	Support		
Summary of Submission	Retain as notified.		
Point Number	373.47	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4 > 52-33.2.4.1
Position:	Support		
Summary of Submission	Retain as notified.		
Point Number	373.48	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4 > 53-33.2.4.2
Position:	Support		
Summary of Submission	Retain as notified.		
Point Number	373.49	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 56-33.3.2 Clarification
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Delete clarification points 33.3.2 4 to 7		
Point Number	373.50	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend 33.3.3.1 as follows: <i>For the purposes of determining compliance with Rules 33.4.1 to 33.4.3, indigenous vegetation shall be measured cumulatively over the area(s) to be cleared.</i>		

Amend 33.3.3.4 as follows:

For the purpose of 33.3.3.2 and 33.3.3.3 above Structural dominance means indigenous species that are in the tallest stratum.

Delete 33.3.3.5 and Delete 33.3.3.6.

Point Number	373.51	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Retain section 33.3.4 exemptions as notified, but delete 33.3.4.3 and amend point 33.3.4.3 as follows: <i>Indigenous vegetation clearance for the construction of walkways or trails up to 1.5 metres in width provided that it does not involve the clearance of any threatened plants listed in section 33.7 or any tree greater than a height of 4 metres, or clearance within any area identified as being an Significant Natural Area when assessed against the criteria in Part 33.10.</i>
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Point Number	373.52	Provision:	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation
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Position:	Oppose
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Summary of Submission	Amend non-compliance status for 33.4.2 and 33.4.3 of Table 1 to a non-complying activity status.
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Point Number	373.53	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities
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Position:	Oppose
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Summary of Submission	Amend 33.5.3 as follows: <i>Within a land environment (defined by the Land Environments of New Zealand at Level IV) that has 20 percent or less remaining in indigenous cover, clearance is less than 500m² in area of any site and, 50m² in area of any site less than 10ha, in any continuous period of 5 years (refer to section 33.9).</i> <u>The site is not considered to be a Significant Natural Area when considered against the criteria in section 33.10.</u> Delete standard 33.5.5.
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Point Number	373.54	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 90-33.5.8
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Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Table 3 so that there shall be no permitted standard allowing vegetation clearance within an area determined as a Significant Natural Area.		
Point Number	373.55	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 92-33.5.10
Position:	Support		
Summary of Submission	Retain as notified		
Point Number	373.56	Provision:	26-33 Indigenous Vegetation and Biodiversity > 94-33.7 Threatened Plant List
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Retain as notified although consideration should be given to inclusion of the following species:		
	<u>Nationally Critical</u> Dysphania pusila (locally extinct?) Cardamine (b) CHR3129947; tarn) Cardamine (c) CHR511706; Pisa Range) Chaerophyllum colensoi var. delicatula Crassula peduncularis (locally extinct?) Epilobium pictum		
	<u>Nationally Endangered</u> Centipeda minima ssp. minima Euchiton ensifer Ranunculus brevis Trithuria inconspicua		
	<u>Nationally Vulnerable</u> Carex cirrhosa Carex rubicunda Daucus glochidiatus Geranium retrorsum Gratiola concinna Mazus novaezeelandiae Myosotus glauca Ranunculus ternatifolius		
Point Number	373.57	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
Position:	Support		
Summary of Submission	Retain as notified.		

Point Number	373.58	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add a new schedule '33.10' that includes the criteria for determining the significance of indigenous biodiversity at a site.		

Submitter Number:	378	Submitter:	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))
Contact Name:	Kirsty O'Sullivan	Email:	kirsty.osullivan@mitchellpartnerships.co.nz
Address:	PO Box 489, Dunedin, 9054		
Point Number	378.29	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
Position:	Support		
Summary of Submission	Supports Objective 33.2.1 and associated Policies Policy 33.2.1.6 to 33.2.1.8. Retain the provisions as notified.		
Point Number	378.30	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3
Position:	Support		
Summary of Submission	Supports Objective 33.2.3 and associated Policy 33.2.3.2, 33.2.3.4, 33.2.3.5, 33.2.3.7. Retain as notified.		
Point Number	378.37	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Not Stated		
Summary of Submission	Such further or other relief as is appropriate or desirable in order to take account of the concerns expressed in this submission		

Submitter Number:	380	Submitter:	Villa delLago
Contact Name:	Charlotte Mill	Email:	charlotte.mill@xtra.co.nz
Address:	249 Frankton Road, Queenstown, New Zealand, 9300		
Point Number	380.58	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Encourage the movement away from annual scrub burning in the Wakatipu basin.		

Submitter Number:	383	Submitter:	Queenstown Lakes District Council
Contact Name:	Vanessa van Uden	Email:	mayor@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		
Point Number	383.82	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Modify SNA F21A, F21B_1 and F21B_3 to the areas identified as 'exclusion areas' on the approved plans of RM090630. Remove SNA F21C_1 and 2.		
Point Number	383.83	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Merge schedule 33.8.2 with 33.8.1. The schedules were separated for notification purposes to distinguish between the proposed and existing SNAs.		

Submitter Number:	384	Submitter:	Glen Dene Ltd
Contact Name:	Richard Burdon	Email:	burdonrg@xtra.co.nz
Address:	Private Bag 9001, Lake Wanaka , New Zealand, 9343		
Point Number	384.5	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 38-33.2.1.9
Position:	Oppose		
Summary of Submission	We do not support the small areas being included B16A) as areas of significant natural areas Remove areas of Significant Natural Areas from Glen Dene Station		
Point Number	384.21	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Oppose		
Summary of Submission	Submission opposes criteria used to identify SNAs, as no defined objective criteria was used and no adequacy of protection evaluation		

Submitter Number:	390	Submitter:	Run 505 Limited
Contact Name:	Tim Stevens	Email:	tstevens@vslawyers.co.nz
Address:	C/- Van Aart Sycamore Lawyers Ltd, PO BOX 5589, Dunedin, New Zealand, 9058		
Point Number	390.1	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas > 97-33.8.1 Significant Natural Areas
Position:	Oppose		
Summary of Submission	Remove Significant Natural Areas F26C1 and F26C3.		

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	400.6	Provision:	26-33 Indigenous Vegetation and Biodiversity > 94-33.7 Threatened Plant List > 95-33.7.1 Identification of Threatened Plants
Position:	Oppose		
Summary of Submission	The list at Rule 33.7.1 is incorrect and needs to be updated.		

Submitter Number:	439	Submitter:	Lake McKay Station Ltd
Contact Name:	Mike Kelly	Email:	mike.kelly@opus.co.nz
Address:	PO Box 273, Alexandra, New Zealand, 9340		

Point Number	439.1	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the boundaries of the proposed Significant Natural Areas (SNA) with identifiers; E30A, E30B, E30D, E30F, and E18G for reasons of allowing future development for pasture and future development of tracks. Areas proposed to be excluded are identified in submission 439. Request that the proposed SNAs on Lake McKay Station are not made operative until consultation is completed and the final areas have been defined. Opposes the inclusion of Section 33.9 - Threatened Environments Classification - and the Rules in Table 2; 33.5.1., 33.5.2, and 33.5.3 - in the Proposed Plan until consultation has been carried out on the areas included on the Classification Maps and the rules applied within these areas. This may also require amendment of Section 33; Policies 33.2.3.4 and 33.2.3.5.		

Point Number	439.2	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Considers that the proposed Rules for the SNAs are too restrictive to allow general maintenance of existing access tracks and an upgrade or widening of the tracks would be impossible.		

Submitter Number:	477	Submitter:	Ian Clarke
Contact Name:		Email:	ian.clarke391@gmail.com
Address:	16 Wilton Road, Wellington, Wellington, New Zealand, 6012		

Point Number	477.1	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 83-33.5.3
Position:	Oppose		
Summary of Submission	Amend Rule 33.5.2. 50msq is too small an area to be practical.		

Point Number	477.2	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Oppose		
Summary of Submission	Make maps in 33.9 accurate at the property level or use another mechanism to achieve the objectives of this rule.		

Submitter Number:	502	Submitter:	Allenby Farms Limited
Contact Name:	Warwick Goldsmith	Email:	warwick.goldsmith@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		

Point Number	502.5	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Oppose		
Summary of Submission	Amend SNA area E18C as shown on the Map attached to this submission as Appendix 1.		

Submitter Number:	531	Submitter:	Crosshill Farms Limited
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9348		
Point Number	531.32	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas > 97-33.8.1 Significant Natural Areas
Position:	Oppose		
Summary of Submission	Amend chapter 33.8.1 Significant Natural Areas as follows: Delete SNA (E39A, SNA A Short tussock grassland and cushion field).		

Submitter Number:	572	Submitter:	NZSki Limited
Contact Name:	Sean Dent	Email:	sean@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
Point Number	572.4	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That the amendments to Chapter 33 of the PDP in relation to the Ski Area Sub-Zone, Ski Area Sub-Zone B and indigenous vegetation clearance are adopted as drafted in Attachments D to		

this submission.

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	580.14	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 37-33.2.1.8
Position:	Support		
Summary of Submission	Retain policy 33.2.1.8 which provides the option of compensation or biodiversity offsets.		

Submitter Number:	590	Submitter:	Sam Kane
Contact Name:		Email:	samuelkane@gmail.com
Address:	Glenfoyle, RD 3, Cromwell, New Zealand, 9383		

Point Number	590.7	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 30-33.2.1.1
Position:	Oppose		
Summary of Submission	Policy 33.2.1.1 is removed		

Point Number	590.8	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas > 97-33.8.1 Significant Natural Areas
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Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	These three identifiers should be removed from the list of SNA's		

Point Number	590.9	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 47-33.2.3.4
Position:	Oppose		
Summary of Submission	Policy 33.2.3.4 is amended to specify it applies only to the Urban zone.		

Point Number	590.10	Provision:	5-Part Five - District Wide Matters > 5.6-33 Indigenous Vegetation and Biodiversity > 5.6.9-33.9 Threatened Environment Classification Maps
Position:	Oppose		
Summary of Submission	All areas within the rural zones are removed from 33.9 Threatened Environment Classification Maps,		

Submitter Number:	600	Submitter:	Federated Farmers of New Zealand
Contact Name:	David Cooper	Email:	dcooper@fedfarm.org.nz
Address:	PO Box 5242, Dunedin, New Zealand, 9058		

Point Number	600.114	Provision:	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose
Position:	Support		
Summary of Submission	<i>Activities involving the efficient use of land including ski-field development within identified Ski Area Sub Zones, farming, fence, road and track construction can be reasonably expected to be undertaken providing such activities maintain or enhance the District's indigenous biodiversity values.</i> This section is retained within the Purpose and reflected throughout the subsequent objectives, rules and policies.		

Point Number	600.115	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Objective 33.2.1 is rewritten as follows - Protect, maintain and <u>or</u> enhance <u>the stock of</u> indigenous biodiversity.		
Point Number	600.116	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 30-33.2.1.1
Position:	Support		
Summary of Submission	Policy 33.2.1.1 is adopted as proposed.		
Point Number	600.117	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 31-33.2.1.2
Position:	Support		
Summary of Submission	Policy 33.2.1.2 is adopted as proposed.		
Point Number	600.118	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 32-33.2.1.3
Position:	Support		
Summary of Submission	Policy 33.2.1.3 is adopted as proposed.		
Point Number	600.119	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 34-33.2.1.5
Position:	Support		
Summary of Submission	Policy 33.2.1.5 is adopted as proposed.		

Point Number	600.120	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 35-33.2.1.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Policy 33.2.1.6 is adopted as proposed but consideration is given to the benefits of 'active management' of species, including grazing, where this is demonstrably of benefit to the species under protection.		
Point Number	600.121	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 36-33.2.1.7
Position:	Support		
Summary of Submission	Policy 33.2.1.7 is adopted as proposed.		
Point Number	600.122	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 37-33.2.1.8
Position:	Support		
Summary of Submission	Policy 33.2.1.8 is adopted as proposed.		
Point Number	600.123	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 40-33.2.2.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Policy 33.2.2.1 is amended as follows (or words to similar effect): Avoid the clearance of indigenous vegetation within Significant Natural Areas that would reduce indigenous biodiversity values <u>overall</u> .		
Point Number	600.124	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 41-33.2.2.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Policy 33.2.2.2 is amended as follows (or words to similar effect): Allow the clearance of indigenous vegetation within Significant Natural Areas only in exceptional		

circumstances ~~and~~ or in circumstances where these activities will have a low impact or offer compensation commensurate to the nature and scale of the clearance.

Point Number	600.125	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 42-33.2.2.3
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Position:	Support
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Summary of Submission	Policy 33.2.2.3 is adopted as proposed.
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Point Number	600.126	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 45-33.2.3.2
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Position:	Support
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Summary of Submission	Policy 33.2.3.2 is adopted as proposed.
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Point Number	600.127	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 46-33.2.3.3
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Position:	Support
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Summary of Submission	Policy 33.2.3.3 is adopted as proposed.
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Point Number	600.128	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 47-33.2.3.4
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Policy 33.2.3.4 is amended to specify it applies only to the Urban zone.
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Point Number	600.129	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Policy 33.2.3.4 is amended to specify it applies only to the Urban zone.		
Point Number	600.130	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 50-33.2.3.7
Position:	Support		
Summary of Submission	Policy 33.2.3.7 is adopted as proposed.		
Point Number	600.131	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules
Position:	Support		
Summary of Submission	33.3.3 Application of the indigenous vegetation rules is adopted as proposed.		
Point Number	600.132	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 74-33.3.4.2
Position:	Support		
Summary of Submission	33.3.4.2is adopted as proposed.		
Point Number	600.133	Provision:	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 77-33.4.1
Position:	Support		
Summary of Submission	33.4.1is adopted as proposed.		
Point Number	600.134	Provision:	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 78-33.4.2
Position:	Support		

Summary of Submission	33.4.2 is adopted as proposed.		
Point Number	600.135	Provision:	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 79-33.4.3
Position:	Support		
Summary of Submission	33.4.3 is adopted as proposed.		
Point Number	600.136	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 83-33.5.3
Position:	Oppose		
Summary of Submission	Rule 33.5.3. is deleted from Table 2 Adopt the remainder of Table 2: Setting out permitted activity standards associated with clearance of indigenous vegetation not located within a Significant Natural Area or within Alpine Environments is adopted as proposed.		
Point Number	600.137	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 91-33.5.9
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Rule 33.5.9 is amended to specify a degree of scale or size of the proposed area of planting. The remainder of table 3: Activities within Significant Natural Areas identified in Schedule 33.8 and on the District Plan maps is adopted as proposed.		
Point Number	600.138	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Oppose		
Summary of Submission	All areas within the rural zones are removed from 33.9 Threatened Environment Classification Maps, with subsequent changes to the relevant provisions.		

Submitter Number:	610	Submitter:	Soho Ski Area Limited and Blackmans Creek No. 1 LP
Contact Name:	Chris Ferguson	Email:	Chris.Ferguson@boffamiskell.co.nz
Address:	PO Box 110, Christchurch, New Zealand, 8140		

Point Number	610.19	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part.

Insert a new exception, as Rule 33.3.4.4, as follows:

Indigenous vegetation clearance undertaken on land managed under the Conservation Act in accordance with a Conservation Management Strategy or Concession; Under the Land Act, in accordance with a Recreation Permit; or the Reserve Act in accordance with a Reserve Management Strategy.

Submitter Number:	613	Submitter:	Treble Cone Investments Limited.
Contact Name:	Chris Ferguson	Email:	Chris.Ferguson@boffamiskell.co.nz
Address:	PO Box 110, Christchurch, New Zealand, 8140		

Point Number	613.19	Provision:	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part.

Insert a new exception, as Rule 33.3.4.4, as follows:

Indigenous vegetation clearance undertaken on land managed under the Conservation Act in accordance with a Conservation Management Strategy or Concession; Under the Land Act, in accordance with a Recreation Permit; or the Reserve Act in accordance with a Reserve Management Strategy.

Submitter Number:	635	Submitter:	Aurora Energy Limited
Contact Name:	Joanne Dowd	Email:	joanne.dowd@thinkdelta.co.nz
Address:	PO Box 1404, Dunedin, New Zealand, 9054		

Point Number	635.73	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part Amend Objective 33.2.2 as follows: <u>Maintain</u> Protect and <u>where appropriate</u> enhance Significant Natural Areas.		

Point Number	635.74	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 40-33.2.2.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part Amend Policy 33.2.2.1 as follows: Avoid, <u>where practical</u> , the clearance of indigenous vegetation within Significant Natural Areas that would reduce indigenous biodiversity values.		

Point Number	635.75	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 41-33.2.2.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part. Retain Policy 33.2.2.2		

Point Number	635.76	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 74-33.3.4.2
Position:	Support		

Summary of Submission

Retain Rule 33.3.4.2

Submitter Number: 701**Submitter:** Paul Kane**Contact Name:****Email:****Address:** Grandview, 315 Luggate Tarras Road, 3rd, Cromwell, New Zealand, 9383**Point Number** 701.14**Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 34-33.2.1.5**Position:** Not Stated**Summary of Submission**

Relief sought

44. Amend 33.2.1.5 to read "Recognise anticipated activities in rural areas such as farming and the efficient use of land and resources while avoiding, remedying or mitigating adverse effects on significant indigenous biodiversity values where possible."

Point Number 701.15**Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 38-33.2.1.9**Position:** Not Stated**Summary of Submission**

Relief sought

45. In 33.2.1.9(e) include a new bullet point that states "has significance based on the indigenous vegetation coverage of the area".

Point Number 701.16**Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5**Position:** Not Stated**Summary of Submission**

Relief sought

46. In 33.2.3.5 include the phrase at the end of the policy "taking into account the current and historical land uses on the site".

Point Number	701.17	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 74-33.3.4.2
Position:	Not Stated		
Summary of Submission	Relief sought 47. In 33.3.4.2 include the phrase "For the avoidance of doubt, existing irrigated land can continue to be irrigated. This land is excluded from the indigenous vegetation clearance rules".		
Point Number	701.18	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions
Position:	Not Stated		
Summary of Submission	Relief sought 48. In 33.3.4 include a new exemption that allows previously unirrigated land to be irrigated.		
Point Number	701.19	Provision:	5-Part Five - District Wide Matters > 5.6-33 Indigenous Vegetation and Biodiversity > 5.6.9-33.9 Threatened Environment Classification Maps
Position:	Not Stated		
Summary of Submission	Relief sought 49. Delete Figure C2 in 33.9		

Submitter Number:	706	Submitter:	Forest and Bird NZ
Contact Name:	Sue Maturin	Email:	maturin@forestandbird.org.nz
Address:	PO Box 6230, Dunedin, New Zealand, 9059		
Point Number	706.65	Provision:	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose

Position:	Support		
Summary of Submission	Generally support with the exception of amendments.		
Point Number	706.66	Provision:	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose
Position:	Not Stated		
Summary of Submission	Amend first paragraph as follows: The District contains a diverse range of habitats that support indigenous plants and animals, <u>including species that are endemic to the district, threatened either nationally or regionally. Distinctive habitats include comprising forests, shrubland, herb fields, tussock grasslands, wetlands, lake and river margins.</u> Indigenous biodiversity is also an important component of ecosystem services and the District's landscapes.		
Point Number	706.67	Provision:	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose
Position:	Not Stated		
Summary of Submission	Amend third paragraph as follows: <u>Significant adverse effects resulting from removal clearance of indigenous vegetation should be avoided. Where the adverse effects are not significant and cannot be avoided, remedied or mitigated and would diminish the District's indigenous biodiversity values, opportunities for the protection, restoration and enhancement of other similar habitats areas are encouraged to offset the adverse effects of clearance and ensure no net the loss and preferably a net gain of those indigenous biodiversity values. Biodiversity offsetting should not be applied to justify impacts on vulnerable and irreplaceable biodiversity values or biodiversity values which cannot be offset.</u> _		
Point Number	706.68	Provision:	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose
Position:	Not Stated		
Summary of Submission	Amend final paragraph as follows: The District's lowlands comprising the lower slopes of mountain ranges and valley floors have been modified by urban growth, farming activities and rural residential development. Much of the indigenous vegetation habitat has been removed, <u>or modified. and the remaining remnants are likely to be vulnerable and important to retain.</u> These areas are identified in the Land Environments of New Zealand Threatened Environment Classification as either acutely or chronically threatened environments, having less than 20% indigenous vegetation remaining.		
Point Number	706.69	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1

Position:	Support		
Summary of Submission	Supports the objective.		
Point Number	706.70	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 30-33.2.1.1
Position:	Not Stated		
Summary of Submission	Amend as follows: Identify <u>and protect</u> the District's Significant Natural Areas and schedule them in the District Plan, including the ongoing identification <u>and protection</u> of Significant Natural Areas through resource consent applications, using the criteria set out in Policy 33.2.1.9.		
Point Number	706.71	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 31-33.2.1.2
Position:	Support		
Summary of Submission	Supports the policy.		
Point Number	706.72	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 32-33.2.1.3
Position:	Not Stated		
Summary of Submission	Amend as follows: Provide standards in the District Plan for <u>the protection maintenance and enhancement of</u> indigenous vegetation that is not identified as a Significant Natural Area or threatened species, which are practical to apply and that permit the removal <u>clearance</u> of a limited area of indigenous vegetation <u>in specified circumstances</u> .		
Point Number	706.73	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 33-33.2.1.4
Position:	Support		
Summary of Submission	Supports the policy.		

Point Number	706.74	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 34-33.2.1.5
Position:	Not Stated		
Summary of Submission	Amend as follows: Recognise anticipated activities in rural areas such as farming and the efficient use of land and resources while having regard to <u>however these must be undertaken in a way that protects the significant indigenous vegetation and habitats of indigenous fauna and maintains and enhances indigenous biodiversity. the maintenance, protection or enhancement of indigenous biodiversity values.</u>		
Point Number	706.75	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 35-33.2.1.6
Position:	Not Stated		
Summary of Submission	Amend as follows: Encourage the long-term protection of indigenous vegetation and in particular Significant Natural Areas by encouraging land owners to consider non-regulatory methods such as open space <u>covenants administered under the Queen Elizabeth II National Trust Act, Reserves Act, or Conservation Act and other protective mechanisms.</u>		
Point Number	706.76	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 36-33.2.1.7
Position:	Not Stated		
Summary of Submission	Amend as follows: Activities involving the clearance of indigenous vegetation are undertaken in a manner to ensure the District's indigenous biodiversity values <u>is</u> protected, maintained or enhanced.		
Point Number	706.77	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 37-33.2.1.8
Position:	Oppose		
Summary of Submission	Delete and Replace as follows: Where the adverse effects of an activity on indigenous biodiversity cannot be avoided, remedied or mitigated, consideration will be given to whether there has been any compensation or		

~~biodiversity offset proposed and the extent to which any offset will result in a net indigenous biodiversity gain~~

If the ecosystem or habitat cannot be avoided, adverse effects are managed by avoiding significant adverse effects. Where adverse effects are not significant:

(a)they are avoided in the first instance;

(b)where they cannot be avoided, they are remedied;

(c)where they cannot be remedied they are mitigated; and

(d) Where residual adverse effects remain, and cannot be mitigated they are offset.

Point Number	706.78	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 38-33.2.1.9
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Position:	Not Stated
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Summary of Submission	Amend the Criteria to read: a. Representative Whether an area of indigenous vegetation or habitat of indigenous fauna is representative, typical or characteristic of the natural diversity of the relevant ecological district. b. Rarity –Retain c Diversity add and Pattern Whether an area supports a high diversity of indigenous ecosystem types, indigenous taxa or has changes in species composition reflecting the existence of diverse natural features or gradients. Add “or” between each of the criteria.
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Point Number	706.79	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
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Position:	Not Stated
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Summary of Submission	Add new policy: Facilitate and support restoration of degraded natural ecosystems and indigenous habitats using where possible indigenous species that naturally occur and/or previously occurred in the area.
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Point Number	706.80	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2
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Position:	Not Stated
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Summary of Submission	Amend to read: Protect and enhance significant <u>indigenous vegetation and habitats of indigenous fauna, including rare or threatened indigenous species.</u>		
Point Number	706.81	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 40-33.2.2.1
Position:	Not Stated		
Summary of Submission	Amend to read: Avoid the clearance of indigenous vegetation within Significant Natural Areas <u>including those that meet the criteria in Policy 33.2.1.9</u> that would reduce indigenous biodiversity values.		
Point Number	706.82	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 41-33.2.2.2
Position:	Not Stated		
Summary of Submission	Delete and replace as follows: Allow the clearance of indigenous vegetation within Significant Natural Areas only in exceptional circumstances and in circumstances where these activities will have a low impact or offer compensation commensurate to the nature and scale of the clearance. <u>Allow the clearance of indigenous vegetation within Significant Natural Areas only in exceptional circumstances and in circumstances where significant adverse effects are avoided. Where adverse effects are not significant: they are avoided in the first instance; where they cannot be avoided, they are remedied; where they cannot be remedied they are mitigated; and Where residual adverse effects remain, and cannot be mitigated they are offset.</u>		
Point Number	706.83	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 42-33.2.2.3
Position:	Not Stated		
Summary of Submission	Amend as follows: Recognise that the majority of Significant Natural Areas are located within land used For farming activity and provide for small scale, low impact indigenous vegetation removal <u>clearance to enable existing uses, stock grazing, the construction of fences and small scale farm tracks, and the maintenance of existing fences and tracks, roads, structures excluding their expansion provided the biodiversity values are safeguarded.</u>		
Point Number	706.84	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives

Position: Not Stated

Summary of Submission Add the following new policy:

Significant adverse effects of the use and development on habitats of indigenous birds in wetlands, beds of rivers and lakes and their margins for breeding, roosting, feeding and migration are avoided and other effects are avoided, remedied or mitigated.

Point Number 706.85 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3

Position: Not Stated

Summary of Submission Amend to read:

Ensure the ~~efficient use~~ management and development of land, including ski-field development, farming activities and infrastructure improvements, ~~does not reduce the District's indigenous biodiversity values.~~ Or To maintain and enhance indigenous biodiversity when undertaking land management and development activities.

Point Number 706.86 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3

Position: Not Stated

Summary of Submission Amend the policies 33.2.3.1 - 33.2.3.7 as set out in other submission points by Forest and Bird and make these assessment matters.

Point Number 706.87 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 44-33.2.3.1

Position: Not Stated

Summary of Submission Amend as follows:

~~Provide standards controlling the clearance of indigenous vegetation within 20 meters of water bodies, and~~ Ensure that proposals for clearance do not reduce indigenous biodiversity values, create erosion, or adversely affect natural character along the margins of waterways.

Point Number 706.88 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 45-33.2.3.2

Position:	Oppose		
Summary of Submission	Delete this policy.		
Point Number	706.89	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 46-33.2.3.3
Position:	Not Stated		
Summary of Submission	Amend as follows: Encourage the retention <u>and enhancement</u> of indigenous vegetation <u>including</u> in locations that have potential for regeneration, provide connectivity, stability, <u>and</u> particularly where productive values are low, or in riparian areas or gullies.		
Point Number	706.90	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 47-33.2.3.4
Position:	Not Stated		
Summary of Submission	Amend to read: When considering the proposals for the clearance of indigenous vegetation, avoid: effects on threatened species; areas within a land environment (defined by the Land Environments of New Zealand at Level IV) identified as having less than 20% indigenous vegetation remaining;		
Point Number	706.91	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5
Position:	Oppose		
Summary of Submission	This is more of an assessment matter and should be included in a separate section.		
Point Number	706.92	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 49-33.2.3.6
Position:	Not Stated		
Summary of Submission	Incorporate into the policy: <u>‘Ensure indigenous vegetation removal does not adversely affect the natural character of the margins of water ways’</u>		

Point Number	706.93	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 50-33.2.3.7
Position:	Not Stated		
Summary of Submission	This is an assessment matter. This matter is likely to cumulatively exacerbate biodiversity loss, by reducing the area of habitat available and over time may lead to extirpation of species from areas.		
Point Number	706.94	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4
Position:	Support		
Summary of Submission	Supports the objective.		
Point Number	706.95	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4 > 52-33.2.4.1
Position:	Not Stated		
Summary of Submission	Amend as follows: Recognise that alpine environments contribute to the distinct indigenous biodiversity and landscape qualities of the District and are vulnerable to <u>should be protected from</u> change through vegetation clearance or establishment of exotic plants.		
Point Number	706.96	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4 > 53-33.2.4.2
Position:	Support		
Summary of Submission	Supports the policy.		
Point Number	706.97	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 56-33.3.2 Clarification
Position:	Support		

Summary of Submission	Support this section, especially 33.3.2.1-33.3.2.3. These policies make it clear that the rules apply to all zones including unformed roads.		
Point Number	706.98	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 66-33.3.3.1
Position:	Not Stated		
Summary of Submission	Support.		
Point Number	706.99	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 67-33.3.3.2
Position:	Not Stated		
Summary of Submission	Amend. The main problem is the use of indigenous vegetation rather than coverage by indigenous species. Need to include words coverage by and vascular and non-vascular and plant.		
Point Number	706.100	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 68-33.3.3.3
Position:	Not Stated		
Summary of Submission	Need to include words coverage by and vascular and non-vascular and plants.		
Point Number	706.101	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 69-33.3.3.4
Position:	Not Stated		
Summary of Submission	Needs to be clearer. Amend as follows:		

Structural dominance is attained when indigenous species are in the tallest stratum and are visually conspicuous, and coverage by indigenous species exceeds 20% of the total area.

Point Number	706.102	Provision:	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 77-33.4.1
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Position:	Support
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Summary of Submission	Support, non compliance should be a discretionary activity.
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Point Number	706.103	Provision:	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 78-33.4.2
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Position:	Oppose
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Summary of Submission	Make the removal of SNA a non-complying activity.
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Point Number	706.104	Provision:	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 79-33.4.3
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Position:	Oppose
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Summary of Submission	Make non-compliance with 'alpine environments' rule a non-complying activity.
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Point Number	706.105	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 73-33.3.4.1
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Position:	Oppose
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Summary of Submission	Delete this Exemption.
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Point Number	706.106	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 74-33.3.4.2
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Position:	Not Stated
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Summary of Submission	Delete the exemption for drains. Clearance of drains can result in further drainage of wetlands, and increased sedimentation in water ways.		
Point Number	706.107	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 75-33.3.4.3
Position:	Support		
Summary of Submission	Support the exemption.		
Point Number	706.108	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities
Position:	Oppose		
Summary of Submission	5000m² is large and will not enable the maintenance of indigenous biodiversity throughout the district. The Rule fails to provide opportunities to protect areas meeting the criteria for SNA's. Delete and replace with standards restricting clearance of indigenous vegetation of certain plants/communities or 500m² generally.		
Point Number	706.109	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 85-33.5.5
Position:	Support		
Summary of Submission	Support.		
Point Number	706.110	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 87-33.5.7
Position:	Oppose		
Summary of Submission	Earth works result in significant adverse effects and should not be a permitted activity in SNA's in order to meet RMA requirements meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.		
Point Number	706.111	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 90-33.5.8

Position:	Oppose		
Summary of Submission	Reject, there should not be any permitted clearance within SNAs.		
Point Number	706.112	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 91-33.5.9
Position:	Not Stated		
Summary of Submission	Retain with amendment: Does not involve exotic tree or shrub planting, <u>or establishment of pasture or crop.</u>		
Point Number	706.113	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 92-33.5.10
Position:	Not Stated		
Summary of Submission	Retain with amendments: Does not involve the clearance of indigenous vegetation, the planting of shelterbelts, or any exotic tree or shrub planting of exotic species. Retain clarification.		
Point Number	706.114	Provision:	26-33 Indigenous Vegetation and Biodiversity > 93-33.6 Non-Notification of Applications
Position:	Support		
Summary of Submission	Retain.		
Point Number	706.115	Provision:	26-33 Indigenous Vegetation and Biodiversity > 94-33.7 Threatened Plant List
Position:	Not Stated		
Summary of Submission	Support list provided it is a complete and up to date list. It also needs to include threatened plants include other plants that occur naturally within the District and are listed in the current New Zealand Threat Classification as either Threatened or At Risk.		
Point Number	706.116	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas

Position:	Support		
Summary of Submission	Retain full list and make certain that boundaries adequately protect the full SNA and provide a buffer to avoid edge effects.		
Point Number	706.117	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Not Stated		
Summary of Submission	Add assessment matters to assist decision makers to interpret the plan.		

Submitter Number:	755	Submitter:	Guardians of Lake Wanaka
Contact Name:	Don Robertson	Email:	donandgaye@xtra.co.nz
Address:	PO Box 93, Wanaka, New Zealand, 9344		
Point Number	755.18	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Not Stated		
Summary of Submission	Chapter has no specific acknowledgment of aquatic biodiversity or its protection. This chapter heading is misleading and should be revisited. Vegetation is “biodiversity”.		
Point Number	755.19	Provision:	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose
Position:	Not Stated		
Summary of Submission	“Purpose” states “Much of the indigenous vegetation habitat has been removed” - in fact removal will also be a consequence for all of the very many other organisms dependent on vegetation. Also what about aquatic environments? Lakes, rivers streams, wetlands and aquifers are all rich habitats for biodiversity –but are not mentioned in the Purpose.		
Point Number	755.20	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission

Support the intent of the objective and all of the many policies in this chapter but suggest that some deficiencies include the absence of clear definitions of the animal size cut-off for any quantitative assessments of biodiversity, the absence of mention of any metrics of biodiversity which might help determine whether objectives are being achieved, or capable of being achieved, the absence of specific mention in objectives or policies of biodiversity in aquatic ecosystems, and in some cases referring to vegetation as if it is all of the biodiversity in the habitats mentioned

Submitter Number: 784**Submitter:** Jeremy Bell Investments Limited**Contact Name:** Bridget Irving**Email:** bridget.irving@gallawaycookallan.co.nz**Address:** PO Box 143, Dunedin, New Zealand, 9054**Point Number** 784.12**Provision:** 26-33 Indigenous Vegetation and Biodiversity**Position:** Not Stated**Summary of Submission**

Amend policy 33.2.1.5 to read 'Recognise anticipated activities in rural areas such as farming and the efficient use of land and resources while avoiding, remedying or mitigating adverse effects on significant indigenous biodiversity values where possible' or words to that effect.

Point Number 784.13**Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 38-33.2.1.9**Position:** Not Stated**Summary of Submission**

Add new bullet point is included that states the following or words to the same effect " has significance based on the indigenous vegetation coverage of the area"

Point Number 784.14**Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5**Position:** Not Stated**Summary of Submission**

Land Environments New Zealand Classification is not an appropriate tool to be relied on in the proposed plan. Land to which this policy applies should be identified as possessing Indigenous Vegetation of significance for protection. Specific account should be given to the current and historical land uses on the site in the policy framework.

Point Number	784.15	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 56-33.3.2 Clarification
Position:	Not Stated		
Summary of Submission	33.3.2 if the relief sought by JBIL in relation to the Land Environments New Zealand classification (sought under 33.2.3.5) is granted a consequential amendment of clause 33.3.2.6 will also be required.		
Point Number	784.16	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules
Position:	Not Stated		
Summary of Submission	Further consideration be given to the manner in which indigenous vegetation is assessed. Particularly in terms of whether 'structural dominance' is achieved.		
Point Number	784.17	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 74-33.3.4.2
Position:	Not Stated		
Summary of Submission	JBIL seeks that the phrase "For the avoidance of doubt, existing irrigated land can continue to be irrigated. This land is excluded from the indigenous vegetation clearance rules" be added to the rule for clarity.		
Point Number	784.18	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions
Position:	Not Stated		
Summary of Submission	JBIL seeks a new rule that exempts the clearance of indigenous vegetation rules for the purposes of irrigating new farm areas.		
Point Number	784.19	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 92-33.5.10
Position:	Not Stated		
Summary of Submission	Remove the controls on clearance above a specified altitude.		

Point Number	784.20	Provision:	26-33 Indigenous Vegetation and Biodiversity > 94-33.7 Threatened Plant List
Position:	Not Stated		
Summary of Submission	List should be deleted or the locations of the relevant plants specifically identified.		
Point Number	784.21	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 56-33.3.2 Clarification
Position:	Not Stated		
Summary of Submission	If relief sought by JBIL in relation to Table 33.7 a consequential amendment of clause 33.3.2.7 will also be required.		
Point Number	784.22	Provision:	5-Part Five - District Wide Matters > 5.6-33 Indigenous Vegetation and Biodiversity > 5.6.9-33.9 Threatened Environment Classification Maps
Position:	Not Stated		
Summary of Submission	Delete these maps or identify areas for protection based on actual evidence of significant vegetation to be protected.		

Submitter Number:	788	Submitter:	Otago Fish and Game Council
Contact Name:	Peter Wilson	Email:	
Address:	PO Box 76, Dunedin, New Zealand, 9054		
Point Number	788.1	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2
Position:	Oppose		
Summary of Submission	An addition to Objective 33.2.2 is proposed: "33.2.2.3 - Avoid the clearance or alteration of tussock grassland where it will have adverse effect on water yield values in dry catchments".		

Point Number	788.2	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Oppose		
Summary of Submission	The District Plan contains many references to indigenous biodiversity, and it appears that the term indigenous has been inserted in many locations without thought as to the effect of the qualification. See submission for further detail.		
Point Number	788.3	Provision:	26-33 Indigenous Vegetation and Biodiversity
Position:	Oppose		
Summary of Submission	The clearance of streamside vegetation has an effect on the habitat of trout or salmon, and this has not been stated or considered within the District Plan.		

Submitter Number:	791	Submitter:	Tim Burdon
Contact Name:		Email:	timburdon@countrynet.co.nz
Address:	Mt Burke Station, Wanaka, New Zealand, 9382		
Point Number	791.14	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 42-33.2.2.3
Position:	Support		
Summary of Submission	Approved.		
Point Number	791.15	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 46-33.2.3.3
Position:	Support		
Summary of Submission	Approved.		

Point Number	791.16	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 47-33.2.3.4
Position:	Oppose		
Summary of Submission	LENZ maps create uncertainty for rural assessments of indigenous vegetation.		
Point Number	791.17	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5
Position:	Oppose		
Summary of Submission	LENZ maps create uncertainty for rural assessments of indigenous vegetation.		
Point Number	791.18	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4 > 53-33.2.4.2
Position:	Support		
Summary of Submission	Approved.		
Point Number	791.19	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. Amend these SNAs from the list where landowners are not in agreement.		
Point Number	791.20	Provision:	5-Part Five - District Wide Matters > 5.6-33 Indigenous Vegetation and Biodiversity > 5.6.9-33.9 Threatened Environment Classification Maps
Position:	Oppose		
Summary of Submission	Remove Threatened Environment Classification maps.		

Submitter Number:	794	Submitter:	Lakes Land Care
Contact Name:	Tim Burdon	Email:	timburdon@countrynet.co.nz
Address:	Mt Burke Station, Wanaka, New Zealand, 9382		
Point Number	794.14	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 42-33.2.2.3
Position:	Support		
Summary of Submission	Approved.		
Point Number	794.15	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 46-33.2.3.3
Position:	Support		
Summary of Submission	Approved.		
Point Number	794.16	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 47-33.2.3.4
Position:	Oppose		
Summary of Submission	LENZ maps create uncertainty for rural assessments of indigenous vegetation.		
Point Number	794.17	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5
Position:	Oppose		
Summary of Submission	LENZ maps create uncertainty for rural assessments of indigenous vegetation.		

Point Number	794.18	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4 > 53-33.2.4.2
Position:	Support		
Summary of Submission	Approved.		
Point Number	794.19	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. Amend these SNAs from the list where landowners are not in agreement.		
Point Number	794.20	Provision:	5-Part Five - District Wide Matters > 5.6-33 Indigenous Vegetation and Biodiversity > 5.6.9-33.9 Threatened Environment Classification Maps
Position:	Oppose		
Summary of Submission	Remove Threatened Environment Classification maps.		

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	798.4	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies
Position:	Support		
Summary of Submission	- The submitter supports proposed provisions for the identification and protection of areas of significant indigenous vegetation and significant habitat of indigenous fauna, threatened species and biodiversity values, which is consistent with the Proposed RPS.		

Submitter Number:	805	Submitter:	Transpower New Zealand Limited
Contact Name:	Aileen Crow	Email:	aileen.crow@beca.com
Address:	PO Box 5005, Dunedin, New Zealand, 9058		

Point Number	805.96	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 34-33.2.1.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support with amendments. Amend to: Recognise anticipated activities in rural areas such as farming <u>and regionally significant infrastructure</u> , and the efficient use of land and resources while having regard to the maintenance, protection or enhancement of indigenous biodiversity values.		

Point Number	805.97	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 37-33.2.1.8
Position:	Oppose		
Summary of Submission	Delete Policy: Where the adverse effects of an activity on indigenous biodiversity cannot be avoided, remedied or mitigated, consideration will be given to whether there has been any compensation or biodiversity offset proposed and the extent to which any offset will result in a net indigenous biodiversity gain.		

Point Number	805.98	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 40-33.2.2.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. Amend to: Avoid, <u>or where this is not practicable, remedy or mitigate the effects associated with the</u> clearance of indigenous vegetation within Significant Natural Areas that would reduce indigenous biodiversity values.		

Point Number	805.99	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 56-33.3.2 Clarification
Position:	Oppose		
Summary of Submission	Add new clarification point: <u>Outstanding Natural Landscapes and Significant Natural Areas are not considered to be 'natural areas' for the purposes of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA).</u>		
Point Number	805.100	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 74-33.3.4.2
Position:	Support		
Summary of Submission	Retain Section 33.3.4.2 Indigenous vegetation clearance for the operation and maintenance of existing and in service / operational roads, tracks, drains, utilities, structures and/or fence lines, but excludes their expansion.		

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	806.4	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas > 97-33.8.1 Significant Natural Areas
Position:	Oppose		
Summary of Submission	Should the relief seeking the implementation of the Queenstown Park Special Zone be declined QPL then seeks: The proposed SNAs (F32A 1, F32A, F32A3, and F32B) on Queenstown Park are deleted for the reasons outlined in section 13 of the submission.		
Point Number	806.206	Provision:	26-33 Indigenous Vegetation and Biodiversity

Position:	Not Stated		
Summary of Submission	QPL does not support the location or the extent of the four SNAs identified on its land. QPL considers that the proposed Queenstown Park Special Zone would ensure development that supports retention and enhancement of the indigenous vegetation and biodiversity values would be achieved. Should the Council decline the relief seeking the Queenstown Park Special Zone, QPL requests that the SNAs be removed from its land and the clearance of vegetation be enabled throughout the site. (a) That a Special Zone is applied to Queenstown Park and the SNAs be removed from QPL's land; or (b) If the request for a Special Zone to apply to Queenstown Park is declined, then QPL requests that the SNAs are deleted from the site and the clearance of indigenous vegetation is permitted.		
Point Number	806.207	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
Position:	Oppose		
Summary of Submission	Amend provisions to promote and encourage land management practices that result in protection and enhancement of indigenous biodiversity.		
Point Number	806.208	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 33-33.2.1.4
Position:	Oppose		
Summary of Submission	Delete policy 33.2.1.4.		
Point Number	806.209	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 34-33.2.1.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend <u>33.2.1.5 Recognise the importance of providing for a range of activities that have the Potential to achieve sustainable land management and anticipated activities in rural areas such as farming and the efficient use of land and resources while having regard to the maintenance, protection or enhancement of indigenous biodiversity values.</u>		
Point Number	806.210	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 35-33.2.1.6

Position:	Support		
Summary of Submission	Support. Retain.		
Point Number	806.211	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 36-33.2.1.7
Position:	Not Stated		
Summary of Submission	Amend. Provide further clarification within the Policy as to how it is to be achieved.		
Point Number	806.212	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 37-33.2.1.8
Position:	Support		
Summary of Submission	support/amend.		
Point Number	806.213	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
Position:	Support		
Summary of Submission	New policy - Insert new Policy 33.2.1.X: <u>To recognise that activities that by necessity result in indigenous vegetation clearance can result in long term sustainable management benefits.</u>		
Point Number	806.214	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2
Position:	Oppose		
Summary of Submission	Oppose/amend as below: Objective 33.2.2 - <u>Encourage the Protection and enhancement</u> of Significant Natural Areas 33.2.2.1 Avoid the clearance of indigenous vegetation within Significant Natural Areas that would <u>significantly</u> reduce indigenous biodiversity values. 33.2.2.2 Allow the clearance of indigenous vegetation within Significant Natural Areas <u>only in</u>		

~~exceptional circumstances and in circumstances~~ where these activities will have a low impact or offer compensation commensurate to the nature and scale of the clearance.

33.2.2.3 Recognise that the majority of Significant Natural Areas are located within land historically used for farming activity and provide for small scale, low impact indigenous vegetation removal, stock grazing, the construction of fences and small scale farm tracks, and the maintenance of existing fences and tracks.

Recognise the importance of providing public access to areas of significant indigenous vegetation and increasing the understanding of the values associated with these areas.

Assist landowners in the management of SNA, recognising the importance of pest management in the sustainable management of these areas.

Point Number	806.215	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3
Position:	Oppose		
Summary of Submission	Oppose/amend. <i>Objective 33.2.3 - Ensure the efficient use of land, including ski field development, farming activities and infrastructure improvements that land management practice's do not significantly reduce the District's indigenous biodiversity values.</i>		

Point Number	806.216	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3
Position:	Oppose		
Summary of Submission	Policies 33.2.3.1 to 33.2.3.7 – Amend. Retain provisions that use the terms 'encourage' and 'recognise and provide for'. Amend others so as to include consistent language.		

Point Number	806.217	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4
Position:	Support		
Summary of Submission	Support/amend. <i><u>Protect the indigenous biodiversity and landscape values of alpine environments from the effects of vegetation clearance and exotic tree and shrub planting, while recognising the importance of providing access to the Remarkables Alpine Recreation Area, and the important social and economic benefits derived from enabling low impact activities within the alpine environment.</u></i>		

Point Number	806.218	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	New Policy - 33.2.4.3 <u>Recognise the importance of providing public access to the Remarkables Alpine Recreation Area, and the benefits associated with increasing use and understanding of the alpine environment.</u>		
Point Number	806.219	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 56-33.3.2 Clarification
Position:	Oppose		
Summary of Submission	Delete clarification point 33.3.2.3.		
Point Number	806.220	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 67-33.3.3.2
Position:	Oppose		
Summary of Submission	33.3.3.2 and 33.3.3.3 - oppose/amend. Amend rules to reduce coverage percentages.		
Point Number	806.221	Provision:	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions
Position:	Support		
Summary of Submission	33.3.4.2, 33.3.4.3 – support/insert Insert a further exemption for the clearance of indigenous vegetation required for the purposes of constructing a gondola between Remarkables Park, Queenstown Park and the Remarkables ski field.		
Point Number	806.222	Provision:	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation

Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend. Delete Table 1 and amend Tables 2, 3, and 4 to include a column headed "non compliance status".		
Point Number	806.223	Provision:	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Delete Table 1 and amend Tables 2, 3, and 4 to include a column headed "non compliance status". Table 2 - 33.5.1 – 33.5.4 – oppose/amend Amend the rules to enable indigenous vegetation clearance within Queenstown Park as a permitted activity. Amend to recognise the importance of managing weed species and the fact that the indigenous vegetation is interspersed with weeds Table 3 – support/amend Amend to exempt earthworks and clearance for the purposes of public walkways and trails, fencing, and the gondola access from Queenstown Park to the Remarkables Ski area		
Point Number	806.224	Provision:	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
Position:	Oppose		
Summary of Submission	Oppose/amend. Delete all SNAs included on QPL's land.		
Point Number	806.227	Provision:	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 38-33.2.1.9
Position:	Support		
Summary of Submission	Retain policy.		

Submitter Number:	809	Submitter:	Queenstown Lakes District Council
Contact Name:	Stephen Quin	Email:	Stephen.Quin@qldc.govt.nz

Address: Private Bag 50072, Queenstown, New Zealand, 9348

Point Number 809.16 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 81-33.5.1

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

Summary of Submission 33.5.1 Change to – Clearance of indigenous vegetation less than 2.0m in height and less than 5000m² in any area of any site over 10ha and, 500m² in any area of any site less than 10ha, in any continuous period of 5 years.

Point Number 809.17 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 84-33.5.4

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

Summary of Submission 33.5.4 Change to – Clearance is more than 20m from the edge of a water body or the edge of a natural watercourse including streams and wetlands.

Point Number 809.18 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 85-33.5.5

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

Summary of Submission 33.5.5 Change to – Is for the purpose of cutting and removal of indigenous trees that have been subject to windthrow and/or are dead standing attributed to natural causes or have become dangerous to persons or property.

(Prior to the commencement of any works relating to 33.5.5, persons must notify Council in writing at least 10 working days prior to the commencement of the works in order to allow Council an opportunity to confirm the permitted activity status of the proposed works).

Should it be identified that an indigenous tree presents an imminent hazard, any work that is considered necessary to immediately abate the hazard may proceed at once, though evidence shall be submitted to council identifying the urgency for the works.

Point Number 809.19 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 90-33.5.8

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

Summary of Submission 33.5.8 Change to – The clearance of indigenous vegetation below 2.0m in height shall not exceed 50m² in any area in any continuous period of 5 years.

Submitter Number:	829	Submitter:	Anderson Branch Creek Ltd
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Contact Name:	Isabella Anderson	Email:	
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Address:	1624A Cardrona Valley Road, R.D.2, Wanaka, New Zealand, 9382
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Point Number	829.6	Provision:	26-33 Indigenous Vegetation and Biodiversity
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Position:	Not Stated
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Summary of Submission	consideration of already protected indigenous vegetation and biodiversity [by way of covenants and DoC lands] has been left out of the plan and reference should be made to this in the rules and reference to what is already protected within the QLDC area be a consideration when applying them. (refer to full submission for clarity).
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Point Number	829.7	Provision:	26-33 Indigenous Vegetation and Biodiversity
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Position:	Not Stated
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Summary of Submission	Maintain consistency with metric system as it can be confusing when rules change between m2 to hectares.
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Point Number	829.8	Provision:	26-33 Indigenous Vegetation and Biodiversity
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Position:	Not Stated
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Summary of Submission	The size of areas permitted to be cleared within an area should be tied to a percentage of land holding [.05 of a hectare is big on a ¼ ha section but on a 6000 ha farm is not] this needs to be more relative to whole landholding.
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Point Number	829.9	Provision:	26-33 Indigenous Vegetation and Biodiversity
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Position:	Not Stated
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Summary of Submission	The time span of {not more than..... within any 5 yr period} is too restrictive for a lot farming activities.
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Chapter 34 – Wilding Exotic Trees

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

Point Number	9.6	Provision:	174-34 Wilding Exotic Trees
Position:	Oppose		
Summary of Submission	To allow the introduction of exotic trees by resource consent application.		

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.16	Provision:	174-34 Wilding Exotic Trees
Position:	Support		
Summary of Submission	Supports the Provisions.		

Submitter Number:	21	Submitter:	Alison Walsh
Contact Name:		Email:	alywalsh30@gmail.com
Address:	PO Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305		

Point Number	21.59	Provision:	174-34 Wilding Exotic Trees
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Position:	Support
Summary of Submission	Supports the provisions.

Submitter Number:	72	Submitter:	Kelvin Peninsula Community Association
Contact Name:	Phillipa Cook	Email:	talk2kpca@gmail.com
Address:	6A Oregon Drive, Kelvin Heights, Queenstown, New Zealand, 9300		

Point Number	72.5	Provision:	174-34 Wilding Exotic Trees > 181-34.4 Rule – Planting of wilding exotic trees
Position:	Support		
Summary of Submission			

Submitter Number:	85	Submitter:	Gillian Flahive
Contact Name:		Email:	noel_flahive@xtra.co.nz
Address:	12 Shaw Street, Arrowtown, Arrowtown, New Zealand, 9302		

Point Number	85.1	Provision:	174-34 Wilding Exotic Trees
Position:	Support		
Summary of Submission	Remove wilding pines, in particular the pines that are in McDonnell Road.		

Submitter Number:	95	Submitter:	Albert Town Community Assoc
Contact Name:	Kim Badger	Email:	kimbadger@yahoo.com
Address:	7 Ash Avenue, Albert Town, Wanaka, New Zealand, 9382		
Point Number	95.1	Provision:	174-34 Wilding Exotic Trees
Position:	Support		
Summary of Submission	Supports the proposed rules relating to wilding exotic trees but would like them amended to include Albert Town Residential Zones. Supports the height rules for boundary planting. Requests that QLDC add the rule 9.2.3.5 (ii) (Township Zone Rules - Operative District Plan) to mirror 7.5.3.6 (ii) (Residential Areas Rules - Operative District Plan).		

Submitter Number:	117	Submitter:	Maggie Lawton
Contact Name:		Email:	maggie@futurebydesign.co.nz
Address:	3 Maggies Way, Wanaka, New Zealand, 9305		
Point Number	117.12	Provision:	174-34 Wilding Exotic Trees
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	If certain trees, suitable for building and for energy sources are to be banned from new establishments in the District what is the plan to provide firewood. This may be a difficult subject because of strong opposition to wilding trees but if these trees are to be banned then what is the strategy to provide for firewood in the future. It is a renewable source and therefore, providing the emissions are controlled, should be encouraged.		

Submitter Number:	187	Submitter:	Nicholas Kiddle
Contact Name:		Email:	nikkiddle@yahoo.com
Address:	249 Frankton Road, Queenstown, New Zealand, 9300		

Point Number	187.8	Provision:	174-34 Wilding Exotic Trees
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	A full review of the control of wilding exotic species. Support managing the spread of exotic species, but oppose current eradication techniques and policies. There is inconsistency between some of these policies and protection provisions within Chapter 32 on Protected Trees.		

Submitter Number:	281	Submitter:	Wakatipu Reforestation Trust
Contact Name:	Neill Simpson	Email:	n.simpson@xtra.co.nz
Address:	181 Peninsula Road, Kawarau Falls, Queenstown, New Zealand, 9300		

Point Number	281.1	Provision:	174-34 Wilding Exotic Trees > 181-34.4 Rule – Planting of wilding exotic trees
Position:	Support		
Summary of Submission	That the following are added to the non-planting list in rule 34.4.1 Buddleja (Buddleja davidii) Cotoneaster (Cotoneaster glaucophyllus) Spanish heath (Erica lusitanica) and discuss adding a few other exotic weeds that are becoming prominent in the District.		

Submitter Number:	286	Submitter:	Urs & Rosalie Metzger
Contact Name:		Email:	metzger.u@gmail.com
Address:	181 Cemetery Road, RD 2, Wanaka, NZ, 9382		

Point Number	286.1	Provision:	174-34 Wilding Exotic Trees > 176-34.2 Objective and Policy
Position:	Oppose		
Summary of Submission	Remove word 'prohibiting' and possibly replace with 'restrict' - could require any new plantings to limited number or contribute to cost of wilding removal. - Supply a listing of species that can be planted that satisfy shelter belt, heating and income uses.		

Submitter Number:	290	Submitter:	Christine Ryan
Contact Name:		Email:	erikandchris@gmail.com
Address:	92 Centennial Avenue, Arrowtown, New Zealand, 9302		

Point Number	290.3	Provision:	174-34 Wilding Exotic Trees
Position:	Support		
Summary of Submission	Strongly support this provision, shame we have not implemented it sooner.		

Submitter Number:	313	Submitter:	John Langley
Contact Name:		Email:	jd.langley@icloud.com
Address:	PO Box 38, Lake Hawea, New Zealand, 9345		

Point Number	313.3	Provision:	174-34 Wilding Exotic Trees
Position:	Support		
Summary of Submission	More emphasis district wide, not just Wakatipu Basin. The District Plan needs to develop a strategy to manage existing wilding and exotic trees and shrubs which pose a threat to "landscape, biodiversity and soil resource values" in the entire district		

Submitter Number:	332	Submitter:	this is a personal submission
Contact Name:	Rachel Brown	Email:	rakilsnakil@gmail.com
Address:	109 Loess Lane, RD 2, Wanaka, New Zealand, 9382		

Point Number	332.3	Provision:	174-34 Wilding Exotic Trees
Position:	Oppose		
Summary of Submission	The district wide ban is not justifiable or practical. Take time to actually consult over this matter; we have not had a community conversation about this here. Reconsider the list of banned species. Identify some pine trees that can be planted under certain conditions ie rather than a PROHIBITED activity it is a CONTROLLED or DISCRETIONARY activity.		

Submitter Number:	339	Submitter:	Evan Alty
Contact Name:		Email:	altyevan@gmail.com
Address:	PO Box 10, Lake Hawea, New Zealand, 9345		

Point Number	339.126	Provision:	174-34 Wilding Exotic Trees > 175-34.1 Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Need to recognise that dense stands of wilding conifers can also affect water yield. Amend as follows: <i>Wilding trees are spreading across parts of the District and have visually degraded parts of the landscape, biodiversity values and can threaten the productive values of the soil resource, <u>and reduce on water yield</u> The spread of wilding trees has left other areas vulnerable to landscape and biodiversity degradation.</i>		

Point Number	339.127	Provision:	174-34 Wilding Exotic Trees > 176-34.2 Objective and Policy
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Need to recognise that dense stands of wilding conifers can also affect water yield. Amend as follows: <i>Protect the District's landscape, biodiversity and <u>water and</u> soil resource values from the spread of wilding exotic trees.</i>		

Point Number	339.128	Provision:	174-34 Wilding Exotic Trees > 181-34.4 Rule – Planting of wilding exotic trees > 182-34.4.1
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Position:	Other - Please clearly indicate your position in your submission below
Summary of Submission	Support with following amendments: Add; <u>Buddleja davididi Grey willow – Salix cinerea Crack willow, Salix fragilis Rowan tree, Sorbus aucuparia; Cotoneaster simonsii</u>

Submitter Number:	373	Submitter:	Department of Conservation
Contact Name:	Geoff Deavoll	Email:	gdeavoll@doc.govt.nz
Address:	PO Box 4715, Christchurch, 8140		

Point Number	373.59	Provision:	174-34 Wilding Exotic Trees > 175-34.1 Purpose
Position:	Support		
Summary of Submission	34.1 Purpose, 34.2.1 Objective and 34.2.1.1 Policy are supported as these outline the existing problem with wilding trees in this District and the effects this has on the District resources, and managing the further planting of wilding species in this district will help to control further spread of trees.		

Point Number	373.60	Provision:	174-34 Wilding Exotic Trees > 181-34.4 Rule – Planting of wilding exotic trees > 182-34.4.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Table 1 to include <i>Pinus uncinata</i> Mountain Pine and correct the spelling of <i>Pinus sylvestris</i> .		

Submitter Number:	386	Submitter:	Lisa & Greg Johnston & Inwood
Contact Name:		Email:	writetolisanow@hotmail.com
Address:	185 Mt Barker Road, Wanaka, New Zealand, 9382		

Point Number	386.1	Provision:	174-34 Wilding Exotic Trees > 175-34.1 Purpose
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Position:	Oppose		
Summary of Submission	Object to purpose statement where it states - that wilding trees are visually degrading the landscape, and - that they threaten biodiversity.		
Point Number	386.2	Provision:	174-34 Wilding Exotic Trees > 181-34.4 Rule – Planting of wilding exotic trees > 183-34.4.2 Exemption
Position:	Oppose		
Summary of Submission	Include an exemption in section 34.4.2 to allow the listed tree species to be planted if the land manager can show they will employ management techniques to restrict the spread of trees from their plantations onto their neighbouring properties. This may include planting a buffer of non-spreading trees, removing wilding trees within a specified radius of the site, or working with the neighbouring properties to develop a sustainable management strategy.		
Point Number	386.3	Provision:	174-34 Wilding Exotic Trees
Position:	Oppose		
Summary of Submission	Oppose overall approach in Chapter 34. Contend that the spread of wilding forests is not an environmental problem but a land management issue with potential economic and environmental benefits if managed intelligently. We would like our council to take a more holistic and sustainable approach recognising that these tree species are now an established part of our wild ecosystem and also part of our cultural heritage. Thus the council must ensure that there are no barriers to the development of a sustainable industry using these forest resources.		

Submitter Number:	458	Submitter:	Simon Beale
Contact Name:		Email:	bealey@xtra.co.nz
Address:	61 Mathias Terrace, RD 1, Queenstown, 9371		
Point Number	458.1	Provision:	174-34 Wilding Exotic Trees > 181-34.4 Rule – Planting of wilding exotic trees
Position:	Support		
Summary of Submission	Support, except amend to exclude Pinus radiata from the list of wilding trees set out under Rule 34.4.1. Pinus radiata should be exempt as it is less invasive than the other species listed under		

Rule 34.4.1 as it is an important species to the farming community for shelterbelts and for timber.

Submitter Number: 461 **Submitter:** Jude Battson
Contact Name: **Email:** judebattson60@gmail.com
Address: Unknown, Lake Hawea, Wanaka, New Zealand, 9382

Point Number 461.1 **Provision:** 174-34 Wilding Exotic Trees
Position: Other - Please clearly indicate your position in your submission below
Summary of Submission Grandview Stages 1, 2 and 3 (includes the Rural Residential zone at Lake Hawea) to not be allowed gum (eucalypts), conifers, broom, gorse, wilding briar, yellow lupins. Also, other trees over 5 metres to be planted 8 metres from the boundary.

Submitter Number: 501 **Submitter:** Woodlot Properties Limited
Contact Name: David Broomfield **Email:** david@woodlotproperties.co.nz
Address: PO Box 2612, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

Point Number 501.7 **Provision:** 174-34 Wilding Exotic Trees > 181-34.4 Rule – Planting of wilding exotic trees > 182-34.4.1
Position: Not Stated
Summary of Submission There are a number of cultivars of the Hawthorn laevegata species that are sterile and pose no risk in terms of wilding spread. In the submitters opinion, sterile cultivars should not be captured by Provision 34.4.1.

Requests that item (l) of the proposed Provision 34.4.1 is re-worded to read:
(l) Hawthorn, except sterile cultivars such as Crataegus laevegata "Pauls Scarlet", Crataegus laevegata "Plena" and Crataegus laevegata "Rosea flora plena".

Requests that the list of species and genera relating to proposed Provision 34.4.1 is investigated by an expert to ensure that other useful sterile cultivars are not needlessly prohibited from being planted in the District.

Submitter Number:	514	Submitter:	Duncan Fea
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		

Point Number	514.7	Provision:	174-34 Wilding Exotic Trees > 176-34.2 Objective and Policy
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Position: Not Stated

Summary of Submission

Add a new policy:

Require removal of established wilding exotic trees as part of the consent for subdivision, use or development of land in the Residential and Rural Living Zones.

Point Number	514.8	Provision:	174-34 Wilding Exotic Trees > 176-34.2 Objective and Policy
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Position: Not Stated

Summary of Submission

Add a new policy:

Council work educate and encourage land owners with mature wilding exotic trees to progressively remove the trees. Priority will be given to mature wilding exotic trees in and adjacent to residential areas where they have an adverse impact on amenity values, sunlight and views.

Submitter Number:	600	Submitter:	Federated Farmers of New Zealand
Contact Name:	David Cooper	Email:	dcooper@fedfarm.org.nz
Address:	PO Box 5242, Dunedin, New Zealand, 9058		

Point Number	600.139	Provision:	174-34 Wilding Exotic Trees > 175-34.1 Purpose
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Position: Oppose

Summary of Submission	That 34.1 Purpose is re-written to acknowledge that reasonable use of some exotic trees can provide benefit to the District, particularly in the rural context, provided these are appropriately controlled and do not pose a significant pest plant threat.		
Point Number	600.140	Provision:	174-34 Wilding Exotic Trees > 176-34.2 Objective and Policy > 177-34.2.1 Objective.
Position:	Support		
Summary of Submission	Objective 34.2.1 is retained as proposed.		
Point Number	600.141	Provision:	174-34 Wilding Exotic Trees > 176-34.2 Objective and Policy > 177-34.2.1 Objective. > 178-34.2.1.1.
Position:	Oppose		
Summary of Submission	Policy 34.2.1.1 is re-considered to assess the viability of developing a new rule along the following lines: 1. Permitted activity criteria for plantings under a certain area (a small geographical area), in low risk conditions (with low risk conditions including a setback from property boundaries to ensure seedlings are likely to be grazed, rather than spread over property boundaries), and; 2. The ability to apply for a consent setting out the management obligations of the consent holder in relation to the pest plant attributes and risk associated with the planting, for small to medium sized plantings, again with appropriate setbacks from property boundaries.		

Submitter Number:	620	Submitter:	Ballantyne Investments Ltd
Contact Name:	Robin Patterson	Email:	robin.patterson@ppgroup.co.nz
Address:	PO Box 283, Wanaka, New Zealand, 9343		
Point Number	620.2	Provision:	174-34 Wilding Exotic Trees
Position:	Support		
Summary of Submission	Supports the avoidance of further spread of identified wilding tree species, especially Douglas Fir and pines.		

Submitter Number:	684	Submitter:	Michael Ramsay
Contact Name:		Email:	michaelramsay1226@gmail.com
Address:	PO Box 363, Queenstown, New Zealand, 9348		
Point Number	684.1	Provision:	174-34 Wilding Exotic Trees
Position:	Oppose		
Summary of Submission	The policy to ban the planting of wilding pines, exotic species etc. be deleted from the Proposed District Plan.		
Point Number	684.2	Provision:	174-34 Wilding Exotic Trees > 176-34.2 Objective and Policy
Position:	Oppose		
Summary of Submission	The policy to ban the planting of wilding pines, exotic species etc. be deleted from the Proposed District Plan.		

Submitter Number:	706	Submitter:	Forest and Bird NZ
Contact Name:	Sue Maturin	Email:	maturin@forestandbird.org.nz
Address:	PO Box 6230, Dunedin, New Zealand, 9059		
Point Number	706.118	Provision:	174-34 Wilding Exotic Trees > 175-34.1 Purpose
Position:	Not Stated		
Summary of Submission	Need to recognise that dense stands of wilding conifers can also affect water yield. Amend as follows: Wilding trees are spreading across parts of the District and have visually degraded parts of the landscape, biodiversity values and can threaten the productive values of the soil resource, <u>and reduce on water yield</u> The spread of wilding trees has left other areas vulnerable to landscape and biodiversity degradation.		

Point Number	706.119	Provision:	174-34 Wilding Exotic Trees > 176-34.2 Objective and Policy
Position:	Not Stated		
Summary of Submission	Need to recognise that dense stands of wilding conifers can also affect water yield. Amend as follows: Protect the District's landscape, biodiversity and <u>water and</u> soil resource values from the spread of wilding exotic trees.		
Point Number	706.120	Provision:	174-34 Wilding Exotic Trees > 181-34.4 Rule – Planting of wilding exotic trees > 182-34.4.1
Position:	Not Stated		
Summary of Submission	Support with following amendments: Add; Buddleja davidi Grey willow – Salix cinerea Crack willow, Salix fragilis Rowan tree, Sorbus aucuparia; Cotoneaster simonsii		

Submitter Number:	740	Submitter:	Wakatipu Wilding Conifer Control Group
Contact Name:	Peter Willsman	Email:	pwillsmn@xtra.co.nz
Address:	Queenstown, New Zealand, 9300		
Point Number	740.1	Provision:	174-34 Wilding Exotic Trees
Position:	Support		
Summary of Submission	Strongly affirms the total ban of planting of all wilding species.		
Point Number	740.2	Provision:	174-34 Wilding Exotic Trees
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support of banning wilding species, but QLDC also need to recognise the importance of encouraging the planing of appropriate "fine non spreading trees".		

Point Number	740.3	Provision:	174-34 Wilding Exotic Trees
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Removal all wildings from Council Reserves and Council land		

Point Number	740.4	Provision:	174-34 Wilding Exotic Trees
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	QLDC needs to advertise through mail outs and social media's etc on wilding pines and appropriate planting		

Submitter Number:	784	Submitter:	Jeremy Bell Investments Limited
Contact Name:	Bridget Irving	Email:	bridget.irving@gallawaycookallan.co.nz
Address:	PO Box 143, Dunedin, New Zealand, 9054		

Point Number	784.23	Provision:	174-34 Wilding Exotic Trees
Position:	Not Stated		
Summary of Submission	Reconsider Rule 34.4 and Table 1 to ensure that there are practical options available for the establishment of shelterbelts within the District . Alternatively, remove prohibited activity status so that the species can be planted when adequate management controls are in place where there is wilding potential.		

Submitter Number:	829	Submitter:	Anderson Branch Creek Ltd
Contact Name:	Isabella Anderson	Email:	
Address:	1624A Cardrona Valley Road, R.D.2, Wanaka, New Zealand, 9382		

Point Number	829.10	Provision:	174-34 Wilding Exotic Trees
Position:	Not Stated		
Summary of Submission	This section needs to be amended to controlled or noncomplying rather than prohibited for the species that have commercial value, (radiata and douglas fir)		

Chapter 35 – Temporary Activities and Relocated Buildings

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.17	Provision:	185-35 Temporary Activities and Relocated Buildings
Position:	Support		
Summary of Submission	Supports the chapter generally.		

Submitter Number:	21	Submitter:	Alison Walsh
Contact Name:		Email:	alywalsh30@gmail.com
Address:	PO Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305		

Point Number	21.60	Provision:	185-35 Temporary Activities and Relocated Buildings
Position:	Support		
Summary of Submission	Supports the chapter generally.		

Submitter Number:	126	Submitter:	Hunter Leece / Anne Kobienia
Contact Name:	Hunter Leece	Email:	hunterleece@hotmail.com
Address:	PO Box 1937, Queenstown, New Zealand, 9348		

Point Number	126.6	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 209-35.2.6 Objective 6
Position:	Oppose		
Summary of Submission	Amendments and strengthening requirements to the use of relocated used building to reflect the objective and not produce the undesirable outcomes exhibited in recent local examples.		
Point Number	126.7	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 224-35.4.4
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Strengthening the requirements for compliance with the objective 35.2.6 by imposing a bond to encourage compliance and penalise in the case of non compliance.		

Submitter Number:	197	Submitter:	Jeffrey Hylton
Contact Name:		Email:	truegrit25.06productions@xtra.co.nz
Address:	Box, Queenstown, Queenstown, New Zealand, 9300		
Point Number	197.23	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1
Position:	Support		
Summary of Submission	Requests that it be made easier and not a paper nightmare to hold an event and that the public few that may be affected temporarily are not in control or can shut it down if it (temporarily affects them).		
Point Number	197.24	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 198-35.2.2 Objective 2
Position:	Support		
Summary of Submission	Supports the objective.		

Point Number	197.25	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 202-35.2.3 Objective 3.
Position:	Support		
Summary of Submission	Supports the objective.		
Point Number	197.26	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5
Position:	Support		
Summary of Submission	Supports the objective.		
Point Number	197.27	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 209-35.2.6 Objective 6
Position:	Support		
Summary of Submission	Supports the objective.		

Submitter Number:	373	Submitter:	Department of Conservation
Contact Name:	Geoff Deavoll	Email:	gdeavoll@doc.govt.nz
Address:	PO Box 4715, Christchurch, 8140		
Point Number	373.61	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 225-35.4.5
Position:	Support		
Summary of Submission	Retain as notified.		

Point Number	373.62	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 230-35.4.10
Position:	Support		
Summary of Submission	Retain as notified.		

Submitter Number:	383	Submitter:	Queenstown Lakes District Council
Contact Name:	Vanessa van Uden	Email:	mayor@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		
Point Number	383.69	Provision:	185-35 Temporary Activities and Relocated Buildings > 212-35.3 Other Provisions and Rules
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Delete provision 35.3.2.4. The note clarifying that the respective provisions in the zone apply is superfluous because there is an provision in Rule 35.4.2.		
Point Number	383.70	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Delete Rule 35.4.3, Delete Rule 35.4.4. and Amend Rule 35.4.2 to that it applies to relocated buildings in both rural and residential zones. The deletion of rules 35.4.3 and 35.4.4 will require changes to the numbering of proceeding rules.		
Point Number	383.71	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend bullet point 4 to state: "No site shall be used for any temporary event more than 7 times in any calendar 12 month period".		

Submitter Number:	391	Submitter:	Sean & Jane McLeod
Contact Name:		Email:	sam.qtn@ihug.co.nz
Address:	3 Woodbury Rise, Queenstown, Queenstown, New Zealand, 9300		
Point Number	391.18	Provision:	185-35 Temporary Activities and Relocated Buildings > 186-35.1 Purpose
Position:	Support		
Summary of Submission	Supports the rules for temporary activities.		
Point Number	391.19	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies
Position:	Support		
Summary of Submission	Generally support the objectives and policies for temporary activities.		

Submitter Number:	433	Submitter:	Queenstown Airport Corporation
Contact Name:	Kirsty O'Sullivan	Email:	kirsty.osullivan@mitchellpartnerships.co.nz
Address:	PO Box 489, Dunedin, 9054		
Point Number	433.104	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1
Position:	Support		
Summary of Submission	Retain as notified.		

Point Number	433.105	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 189-35.2.1.1
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Position:	Support
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Summary of Submission	Retain as notified.
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Point Number	433.106	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	<u>New Policy 3.2.1.5.4</u> <u>Keep airspace around Queenstown and Wanaka Airports free of obstacles through height and land use restrictions to ensure the safe and efficient operation of aircraft arriving at and departing from those Airports.</u>
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Point Number	433.107	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Insert the following new rule:
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Rule 35.4.X Temporary Events

Temporary Airshows at Wanaka Airport provided that:

- The event only occurs between the hours of 0600-2000;
- The event shall not take place for more than 12 days (including set up and removal); and,
- The airshow operator has provided notice to the Council of the details pertaining to the Airshow.

The relevant noise standards for the Zone shall not apply.

Activity Status

P

Point Number	433.108	Provision:	185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Insert the following new standard:

Rule 35.5.X Temporary structure

All temporary buildings and structures (including cranes) shall not penetrate the Airport Approach and Land Use Controls of Figures 1 to 4.

Activity Status

RD

Discretion is restricted to the potential adverse effects on the safe and efficient operation of aircraft arriving and departing from Queenstown or Wanaka Airport.

Point Number	433.109	Provision:	185-35 Temporary Activities and Relocated Buildings > 242-35.6 Rules – Non-notification
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Insert a new notification parameter as follows:

7.6.3 Notice shall be served on the requiring authority for Queenstown or Wanaka Airport for applications which do not comply with Rule 35.5.X [Temporary Structures as noted above].

Submitter Number:	438	Submitter:	New Zealand Fire Service
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Contact Name:	Alice Burnett	Email:	alice.burnett@beca.com
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Address:	PO Box 13960, Armagh, Christchurch, 8141
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Point Number	438.40	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 228-35.4.8
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Position: Support

Summary of Submission Retain 35.4.8 as notified

Submitter Number:	496	Submitter:	House Movers Section of New Zealand Heavy Haulage Association (Inc)
Contact Name:	Stuart Ryan	Email:	stuart@stuartryan.co.nz
Address:	PO Box 1296, Shortland Street, Auckland, New Zealand, 1140		

Point Number	496.1	Provision:	185-35 Temporary Activities and Relocated Buildings
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Position: Not Stated

Summary of Submission

- Delete all provisions (including objectives, policies, rules, assessment criteria and other methods and reasons) on removal, re-siting, and relocation of buildings in the Proposed Plan, the definitions section, and elsewhere.
- Rewrite the proposed plan, and its policies and objectives, rules, methods and reasons to reflect the reasons for this submission.

- Recognise in the objectives, policies and rules and methods of the plan the need to provide for the coordination between Building Act and Resource Management Act, to avoid regulatory duplication.

- Replace the policy provisions relating to relocated dwellings and buildings (either by rewriting the plan, or alternatively, by deleting the relevant sections and replacing the provisions in each section or zone of the plan, as is appropriate) with objectives, policies, rules, assessment criteria, methods, reasons and other provisions which expressly provide for relocation of buildings as "permitted activities" in all zones/areas, so as to achieve performance standards no more restrictive than provided for in the paragraph below.

- Provide for the relocation of dwellings and buildings subject to the following performance standards/conditions (or to same or similar effect):
Relocation of buildings
Relocated buildings are permitted where the following matters can be satisfied:
 - a) Any relocated building can comply with the relevant standards for Permitted Activities in the District Plan;
 - b) Any relocated dwelling must have been previously designed built and used as a dwelling;
 - c) A building inspection report shall accompany the building consent for the building/dwelling. The report is to identify all reinstatement work required to the exterior of the building/dwelling; and
 - d) The building shall be located on permanent foundations approved by building consent, no later than [2] months of the building being moved to the site.
 - e) All work required to reinstate the exterior of any relocated building/dwelling, including the siting of the building/dwelling on permanent foundations, shall be completed within 12 months of the building being delivered to the site.

- As a default rule, in the event that relocation of a buildings/dwelling is not a permitted activity (as provided for in the two paragraphs above) due to non-compliance with performance standards, provide for relocation of dwellings and buildings no more restrictively than a restricted discretionary activity (provided that such application be expressly provided for on a non-notified, non-service basis) subject to the following assessment criteria (or to the same or similar effect):
Restricted Discretionary Activity
(on a non-notified, non-service basis)

- Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for resource consent:
 - i) Proposed landscaping;
 - ii) the proposed timetable for completion of the work required to reinstate the exterior of the building and connections to services;

iii) the appearance of the building following reinstatement

- Delete any provision for a performance bond or any restrictive covenants for the removal, re-siting, and relocation of dwellings and buildings.
- Restrict (as a discretionary activity rule) the use of restrictive covenants for the removal, re-siting, and relocation of dwellings and buildings.
- Make any further or consequential amendments to give effect to this submission, including such amendments as required to the provisions, definitions, other matters, rules, objectives, policies and reasons of the proposed plan to give appropriate recognition to the positive effects of removal, re-siting, and relocation of dwellings and buildings and dwellings, in accordance with the reasons for this submission, and the relief sought as a whole.

Point Number	496.2	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities
Position:	Not Stated		
Summary of Submission	Suggested drafting to give effect to this submission (or the same or similar effect but without limiting the relief sought): Suggested Rules Permitted Activity Standards for Relocated Buildings i. Any relocated building intended for use as a dwelling (excluding previously used garages and accessory buildings) must have previously been designed, built and used as a dwelling. ii. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. iii. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site. iv. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (iii) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. v. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 12 month period. - A suggested pre-inspection report (as a non-statutory form)- as attached to the original submission as Schedule 2- Suggested Pre-Inspection Report - Expressly provide in the proposed plan (whether in the definitions or in the activity rules) for the demolition and removal and re-siting of buildings as a permitted activity in all areas and zones, except in relation to any scheduled identified heritage buildings, or any properly established conservation heritage precinct.		

Point Number	496.3	Provision:	185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards
Position:	Not Stated		
Summary of Submission	- In the event that demolition and or removal and re-siting of buildings is not a permitted activity due to non-compliance with performance standards, then as a default rule, provide for relocation of dwellings and buildings no more restrictively than a restricted controlled activity, provided that such application be expressly provided for on a non-notified, non-service basis.		

Submitter Number:	519	Submitter:	New Zealand Tungsten Mining Limited
Contact Name:	Maree Baker-Galloway	Email:	maree.baker-galloway@andersonlloyd.co.nz
Address:	PO Box 201, Queenstown, New Zealand, 9349		

Point Number	519.62	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5 > 207-35.2.5.1
Position:	Not Stated		
Summary of Submission	Amend policy 35.2.5 as follows: 'Permit temporary storage related to farming activity, <u>exploration and prospecting</u> .		

Point Number	519.63	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 225-35.4.5
Position:	Not Stated		
Summary of Submission	Amend rule 35.4.5 to delete ' <i>a shipping container</i> '		

Submitter Number:	600	Submitter:	Federated Farmers of New Zealand
Contact Name:	David Cooper	Email:	dcooper@fedfarm.org.nz
Address:	PO Box 5242, Dunedin, New Zealand, 9058		

Point Number	600.142	Provision:	185-35 Temporary Activities and
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Position: Support

Summary of Submission Policy 35.2.5.1 is adopted as proposed.

Point Number 600.143 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies

Position: Support

Summary of Submission Policy 35.2.5.2 is adopted as proposed.

Point Number 600.144 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 224-35.4.4

Position: Support

Summary of Submission Policy 35.2.5.2 is adopted as proposed.

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 607.42 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 190-35.2.1.2

Position: Not Stated

Summary of Submission Amend policy as follows:
Permit weddings, temporary functions and small and medium-scale events during daytime hours, subject to controls on event duration, frequency and hours of operation.

Point Number	607.43	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 195-35.2.1.7
Position:	Not Stated		
Summary of Submission	Amend policy as follows: Recognise that noise is an anticipated component of temporary events and filming, while protecting <u>residential activities in residential zones</u> residential amenity from undue noise during night-time hours.		
Point Number	607.45	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5
Position:	Not Stated		
Summary of Submission	Amend Objective as follows Temporary Storage is provided for in rural areas, <u>visitor and resort zones</u> .		
Point Number	607.46	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5 > 207-35.2.5.1
Position:	Not Stated		
Summary of Submission	Amend policy as follows: Permit temporary storage related to farming, <u>transport, tourism and visitor accommodation activities</u> y .		
Point Number	607.47	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5 > 207-35.2.5.1
Position:	Not Stated		
Summary of Submission	Amend policy as follows: Ensure temporary storage not required for farming, <u>transport, tourism and visitor accommodation activities</u> purposes is of short duration and size to protect the visual amenity values of the area in which it is located.		
Point Number	607.48	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities
Position:	Not Stated		
Summary of Submission	Insert new rule to permit temporary activities (including storage) carried out within the Cardrona Ski Activity Area and the Walter Peak Rural Visitor Zone		

Point Number	607.49	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 228-35.4.8
Position:	Not Stated		
Summary of Submission	Amend rule to exclude activities carried out with the Cardrona Ski Activity Area, Walter Peak Rural Visitor Zone. Suggested wording is as follows: Any other Temporary Events, provided that: • The number of persons (including staff) participating does not exceed 500 persons at any one time • The duration of the temporary event does not exceed 3 consecutive calendar days (excluding set up and pack down) • The event does not operate outside of the hours of 0800 to 2000. Set up and pack down outside of these hours is permitted • No site shall be used for any temporary event more than 12 times in any calendar 12 month period • All structures and equipment are removed from the site within 3 working days of the completion of the event • For the purpose of this rule the relevant noise standards of the Zone shall not apply. <u>This rule does not apply to temporary activities undertaken within the Cardrona Ski Activity Area or the Rural Visitor Zone Walter Peak.</u>		
Point Number	607.50	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities
Position:	Not Stated		
Summary of Submission	Insert new rule to permit any temporary food/beverage retail activity, for the direct purpose of serving people at temporary events and functions. Suggested wording is as follows: <u>Temporary food/beverage retail activity</u> <u>Any temporary food/beverage retail activity, for the direct purpose of serving people at temporary events and functions is a permitted activity.</u>		
Point Number	607.51	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 232-35.4.12
Position:	Not Stated		
Summary of Submission	Amend rule as follows: Temporary Construction-Related Activities Any temporary building (including a Relocated Building), scaffolding, crane, safety fences, and other similar structures and activities that are: (i) • Ancillary to a building or construction project and located on the same site • Are limited to the duration of an active construction project • Are removed from the site upon completion of the active construction project. (ii) • <u>Associated with the construction (including reconstruction, repair, maintenance, upgrading) of vessel survey work undertaken in relation to the "TSS Earnslaw" and associated buildings and structures including slipway at Kelvin Peninsula;</u> • <u>Associated with the construction (including reconstruction, repair, maintenance, upgrading) of buildings, structures and infrastructure with the Rural Visitor Zone Walter Peak and Cardrona Ski</u>		

Activity Area.

Point Number	607.52	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 233-35.4.13
Position:	Not Stated		
Summary of Submission	Amend rule as follows: Temporary Related Activities Any temporary food/beverage retail activity, for the direct purpose of serving <u>people at temporary events and functions</u> or workers of an active building or construction project.		

Point Number	607.53	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 236-35.4.16
Position:	Not Stated		
Summary of Submission	Amend rule as follows: Temporary Storage Any temporary storage or stacking of goods or materials, other than for farming purposes, that does not remain on the site for longer than 3 months and does not exceed 50m ² in gross floor area. Note: Any temporary storage which fails to meet this permitted activity rule is subject to the rules of the relevant Zone. <u>This rule does not apply to the Rural Visitor Zone Walter Peak or Cardrona Ski Activity Area.</u>		

Point Number	607.54	Provision:	185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards > 238-35.5.1
Position:	Not Stated		
Summary of Submission	Amend rule as follows: Relocated Buildings A shipping container has had any signage removed and is painted out where used on a site for a period exceeding two <u>three</u> months.		

Point Number	607.55	Provision:	185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards
Position:	Not Stated		
Summary of Submission	Insert new rule to permit glare from lighting used for health and safety. Suggested wording is as follows: <u>Glare from lighting used for the purposes of health and safety is a permitted activity.</u>		

Point Number	607.56	Provision:	185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards > 239-35.5.2
Position:	Not Stated		
Summary of Submission	Amend rule to exclude glare from lighting used for health and safety. Suggested wording is as follows: Glare All fixed exterior lighting shall be directed away from adjacent sites and roads. Discretion is restricted to the following: • the effect of lighting on the amenity of adjoining properties. <u>This rule shall not apply to glare from lighting used for health and safety purposes.</u>		

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	615.40	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 190-35.2.1.2
Position:	Oppose		
Summary of Submission	Amend policy as follows: Permit <u>weddings, temporary functions and small and medium-scale events</u> <u>during daytime hours</u>, subject to controls on event duration, frequency and hours of operation.		
Point Number	615.41	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 195-35.2.1.7
Position:	Oppose		
Summary of Submission	Amend policy as follows: Recognise that noise is an anticipated component of temporary events and filming, while protecting <u>residential activities in residential zones</u> residential amenity from undue noise during night-time hours.		
Point Number	615.43	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2

Position: Oppose

Summary of Submission Amend Objective as follows
Temporary Storage is provided for in rural areas, visitor and resort zones.

Point Number 615.44 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5 > 207-35.2.5.1

Position: Oppose

Summary of Submission Amend policy as follows:
Permit temporary storage related to farming, transport, tourism and visitor accommodation activities.

Point Number 615.45 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5 > 208-35.2.5.2

Position: Oppose

Summary of Submission Amend policy as follows:
Ensure temporary storage not required for farming, transport, tourism and visitor accommodation activities purposes is of short duration and size to protect the visual amenity values of the area in which it is located.

Point Number 615.46 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 222-35.4.2

Position: Oppose

Summary of Submission Insert new rule to permit temporary activities (including storage) carried out within the Cardrona Ski Activity Area and the Walter Peak Rural Visitor Zone

Point Number 615.47 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 228-35.4.8

Position: Oppose

Summary of Submission Amend rule to exclude activities carried out with the Cardrona Ski Activity Area, Walter Peak Rural Visitor Zone. Suggested wording is as follows:
Any other Temporary Events, provided that:
• The number of persons (including staff) participating does not exceed 500 persons at any one time

- The duration of the temporary event does not exceed 3 consecutive calendar days (excluding set up and pack down)
- The event does not operate outside of the hours of 0800 to 2000. Set up and pack down outside of these hours is permitted
- No site shall be used for any temporary event more than 12 times in any calendar 12 month period
- All structures and equipment are removed from the site within 3 working days of the completion of the event• For the purpose of this rule the relevant noise standards of the Zone shall not apply.

This rule does not apply to temporary activities undertaken within the Cardrona Ski Activity Area or the Rural Visitor Zone Walter Peak.

Point Number	615.48	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities
Position:	Oppose		
Summary of Submission	Insert new rule to permit any temporary food/beverage retail activity, for the direct purpose of serving people at temporary events and functions. Suggested wording is as follows: <u>Temporary food/beverage retail activity</u> <u>Any temporary food/beverage retail activity, for the direct purpose of serving people at temporary events and functions is a permitted activity.</u>		

Point Number	615.49	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 232-35.4.12
Position:	Oppose		
Summary of Submission	A m end rule as follows: Temporary Construction-Related Activities Any temporary building (including a Relocated Building), scaffolding, crane, safety fences, and other similar structures and activities that are: (i) • Ancillary to a building or construction project and located on the same site • Are limited to the duration of an active construction project • Are removed from the site upon completion of the active construction project. (ii) • <u>Associated with the construction (including reconstruction, repair, maintenance, upgrading) of vessel survey work undertaken in relation to the "TSS Earnslaw" and associated buildings and structures including slipway at Kelvin Peninsula;</u> • <u>Associated with the construction (including reconstruction, repair, maintenance, upgrading) of buildings, structures and infrastructure with the Rural Visitor Zone Walter Peak and Cardrona Ski Activity Area.</u>		

Point Number	615.50	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 233-35.4.13
Position:	Oppose		

Summary of Submission	Amend rule as follows: Temporary Related Activities Any temporary food/beverage retail activity, for the direct purpose of serving <u>people at temporary events and functions or workers of</u> an active building or construction project.		
Point Number	615.52	Provision:	185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards > 238-35.5.1
Position:	Oppose		
Summary of Submission	A m e n d rule as follows: Relocated Buildings A shipping container has had any signage removed and is painted out where used on a site for a period exceeding two <u>three</u> months.		
Point Number	615.53	Provision:	185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards > 239-35.5.2
Position:	Oppose		
Summary of Submission	A m e n d rule to exclude glare from lighting used for health and safety. Suggested wording is as follows: Glare All fixed exterior lighting shall be directed away from adjacent sites and roads. Discretion is restricted to the following: • the effect of lighting on the amenity of adjoining properties. <u>This rule shall not apply to glare from lighting used for health and safety purposes.</u>		

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	621.111	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 190-35.2.1.2
Position:	Not Stated		
Summary of Submission	Amend policy as follows: Permit weddings, temporary functions and small and medium-scale events during daytime hours,		

subject to controls on event

duration, frequency and hours of operation.

Point Number	621.112	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 195-35.2.1.7
Position:	Not Stated		
Summary of Submission	Amend policy as follows: Recognise that noise is an anticipated component of temporary events and filming, while protecting residential activities in residential zones residential amenity from undue noise during night-time hours.		

Point Number	621.114	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5
Position:	Not Stated		
Summary of Submission	Amend Objective as follows Temporary Storage is provided for in rural areas, visitor and resort zones.		

Point Number	621.115	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5 > 207-35.2.5.1
Position:	Not Stated		
Summary of Submission	Amend policy as follows: Permit temporary storage related to farming, transport, tourism and visitor accommodation activities y.		

Point Number	621.116	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5 > 207-35.2.5.1
Position:	Not Stated		
Summary of Submission	Amend policy as follows: Ensure temporary storage not required for farming, transport, tourism and visitor accommodation		

activities purposes is of short

duration and size to protect the visual amenity values of the area in which it is located.

Point Number	621.117	Provision:	185-35 Temporary Activities and Relocated Buildings
Position:	Not Stated		
Summary of Submission	New Rule (35.4.2A) Insert new rule to permit temporary activities (including storage) carried out within the Cardrona Ski Activity Area and the Walter Peak Rural Visitor Zone		

Point Number	621.118	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 228-35.4.8
Position:	Not Stated		
Summary of Submission	Amend rule to exclude activities carried out with the Cardrona Ski Activity Area, Walter Peak Rural Visitor Zone. Suggested wording is as follows: Any other Temporary Events, provided that: · <i>The number of persons (including staff) participating does not exceed 500 persons at any one time</i> · <i>The duration of the temporary event does not exceed 3 consecutive calendar days (excluding set up and pack down)</i> · <i>The event does not operate outside of the hours of 0800 to 2000. Set up and pack down outside of these hours is</i> permitted · <i>No site shall be used for any temporary event more than 12 times in any calendar 12 month period</i> · <i>All structures and equipment are removed from the site within 3 working days of the completion of the event</i> · <i>For the purpose of this rule the relevant noise standards of the Zone shall not apply.</i> This rule does not apply to temporary activities undertaken within the Cardrona Ski Activity Area or the Rural Visitor Zone Walter Peak.		

Point Number	621.119	Provision:	185-35 Temporary Activities and Relocated Buildings
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Position: Not Stated

Summary of Submission Insert new rule to permit any temporary food/beverage retail activity, for the direct purpose of serving people at temporary

events and functions. Suggested wording is as follows:

Temporary food/beverage retail activity

Any temporary food/beverage retail activity, for the direct purpose of serving people at temporary events and functions is a

permitted activity.

Point Number	621.120	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 232-35.4.12
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Position: Not Stated

Summary of Submission Amend rule as follows:

Temporary Construction-Related Activities

Any temporary building (including a Relocated Building), scaffolding, crane, safety fences, and other similar structures and

activities that are:

(i)

- Ancillary to a building or construction project and located on the same site
- Are limited to the duration of an active construction project
- Are removed from the site upon completion of the active construction project.

(ii)

- Associated with the construction (including reconstruction, repair, maintenance, upgrading) of vessel survey work undertaken

in relation to the "TSS Earnslaw" and associated buildings and structures including slipway at Kelvin Peninsula;

- Associated with the construction (including reconstruction, repair, maintenance, upgrading) of buildings, structures and

infrastructure with the Rural Visitor Zone Walter Peak and Cardrona Ski Activity Area.

Point Number	621.121	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 233-35.4.13
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Position: Not Stated

Summary of Submission

Amend rule as follows:

Temporary Related Activities

Any temporary food/beverage retail activity, for the direct purpose of serving people at temporary events and functions or

workers of an active building or construction project.

Point Number

621.122

Provision:

185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 236-35.4.16

Position:

Not Stated

Summary of Submission

Amend rule as follows:

Temporary Storage

Any temporary storage or stacking of goods or materials, other than for farming purposes, that does not remain on the site for

longer than 3 months and does not exceed 50m² in gross floor area.

Note: Any temporary storage which fails to meet this permitted activity rule is subject to the rules of the relevant Zone.

This rule does not apply to the Rural Visitor Zone Walter Peak or Cardrona Ski Activity Area.

Point Number

621.123

Provision:

185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards > 238-35.5.1

Position:

Not Stated

Summary of Submission

Amend rule as follows:

Relocated Buildings

A shipping container has had any signage removed and is painted out where used on a site for a period exceeding two three

months.

Point Number

621.124

Provision:

185-35 Temporary Activities and Relocated Buildings

Position:

Not Stated

Summary of Submission

New Rule Insert new rule to permit glare from lighting used for health and safety. Suggested wording is as follows:

Glare from lighting used for the purposes of health and safety is a permitted activity.

Point Number	621.125	Provision:	185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards > 239-35.5.2
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Position:	Not Stated
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Summary of Submission	Amend rule to exclude glare from lighting used for health and safety. Suggested wording is as follows:
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Glare

All fixed exterior lighting shall be directed away from adjacent sites and roads.

Discretion is restricted to the following:

- the effect of lighting on the amenity of adjoining properties.

This rule shall not apply to glare from lighting used for health and safety purposes.

Submitter Number:	635	Submitter:	Aurora Energy Limited
Contact Name:	Joanne Dowd	Email:	joanne.dowd@thinkdelta.co.nz
Address:	PO Box 1404, Dunedin, New Zealand, 9054		

Point Number	635.77	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 204-35.2.4 Objective 4
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Position:	Support
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Summary of Submission	Retain Objective 35.2.4
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Point Number	635.78	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 204-35.2.4 Objective 4 > 205-35.2.4.1
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Position:	Support
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Summary of Submission	Retain Policy 35.2.4.1
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Point Number	635.79	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 235-35.4.15
Position:	Support		
Summary of Submission	Retain Rule 35.4.15		

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	696.39	Provision:	185-35 Temporary Activities and Relocated Buildings
Position:	Support		
Summary of Submission	Support.		

Submitter Number:	719	Submitter:	NZ Transport Agency
Contact Name:	Tony MacColl	Email:	
Address:	PO Box 5245, Moray Place, Dunedin, New Zealand, 9058		

Point Number	719.151	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 193-35.2.1.5
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support but add additional rule Retain Policy 35.2.1.5 as proposed and add an additional rule to give effect to this Policy.		

Point Number	719.152	Provision:	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 196-35.2.1.8
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support but add additional rule Retain Policy 35.2.1.8 as proposed and add an additional rule to give effect to this policy.		

Point Number	719.153	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 228-35.4.8
Position:	Support		
Summary of Submission	Retain		

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	806.225	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	While the intention to reduce complexity for temporary events is supported, ensure that the controls imposed by the landowner (QLDC and DoC) which exempt activities from complying with standards are adequate to ensure that the effects of events held on public land are managed appropriately. Ensure there is a consistent management approach for all events, whether or not they are on public or private land.		

Submitter Number:	837	Submitter:	R Buckham
Contact Name:		Email:	brett@townplanning.co.nz
Address:	PO Box 2559, Queenstown, New Zealand, 9349		

Point Number	837.1	Provision:	185-35 Temporary Activities and Relocated Buildings > 212-35.3 Other Provisions and Rules > 214-35.3.2 Clarification
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part.

35.3.2 Clarification – this section requires an additional clarification to prevent the cross-over in assessment between the temporary activity provisions and the rules for the zone. A new matter is proposed below:

35.3.2.6 Any activity that falls to be a permitted activity under this chapter is not required to be considered under the provisions relating to the underlying zone.

Point Number	837.2	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 228-35.4.8
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part. Amend as follows:

Any other Temporary Events provided that:

- The number of persons (including staff) participating does not exceed 500 persons at any one time
- The duration of the temporary event does not exceed 3 consecutive calendar days (excluding set up and pack down)
- The event does not operate outside of the hours of 0800 to ~~2000~~ 0030. Set up and pack down outside of these hours is permitted
- No site shall be used for any temporary event more than 24 ~~12~~ times in any calendar 12 month period
- All structures and equipment are removed from the site within 3 working days of the completion of the event

• For the purpose of this rule the relevant noise standards of the Zone shall not apply for activities between the hours of 0800 to 2000, whereas the noise standards for the zone will apply outside of these hours.

Point Number	837.3	Provision:	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 229-35.4.9
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Position: Other - Please clearly indicate your position in your submission below

**Summary of
Submission**

Support in part.

Amend as follows:

Temporary Events

Informal airports for rotary wing aircraft flights in association with the use of a site for temporary public events provided that:

- The informal airport is only used during the hours of 0800 – 2000
- No site shall be used for an informal airport for more than 20 7 days in any calendar year
- ~~No site shall be used for an informal airport more than four one day in any calendar month~~
- The aircraft operator has notified the Council's Planning Department concerning the use of the informal airport.
- ~~The temporary community event must be open to the general public to attend (whether ticketed or not).~~

For the purpose of this Rule:

The relevant noise standards of the Zone shall not apply.

Chapter 36 - Noise

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.18	Provision:	245-36 Noise
Position:	Support		
Summary of Submission	General support.		

Submitter Number:	21	Submitter:	Alison Walsh
Contact Name:		Email:	alywalsh30@gmail.com
Address:	PO Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305		

Point Number	21.61	Provision:	245-36 Noise
Position:	Support		
Summary of Submission	General support.		

Submitter Number:	52	Submitter:	Graeme Lester
Contact Name:		Email:	graeme@constructionsurvey.co.nz
Address:	5 Widgeon Place, Lake Hayes Estate, Queenstown, New Zealand, 9304		

Point Number	52.1	Provision:	245-36 Noise > 260-36.5 Rules-
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Position: Support

Summary of Submission That the proposed noise limits for the residential zones be implemented as soon as possible

Submitter Number: 80

Submitter: David Jerram

Contact Name:

Email: dlcj@clear.net.nz

Address: 96A McBride Street, Frankton, Queenstown, New Zealand, 9300

Point Number 80.1

Provision: 245-36 Noise > 278-36.6 Airport Noise

Position: Oppose

Summary of Submission We submit that :- Table 4 is amended to include the requirement for cooling where necessary. (Submission relates to 36.6.3 Table 4)

Point Number 80.2

Provision: 245-36 Noise > 278-36.6 Airport Noise

Position: Oppose

Summary of Submission Table 4 is amended to include the requirement for cooling where necessary (Submission relates to 36.6.3 Table 4)

Submitter Number: 115

Submitter: Florence Micoud

Contact Name:

Email: florencemicoud@gmail.com

Address: 57 Kennedy Crescent, Wanaka, New Zealand, 9305

Point Number 115.9

Provision: 245-36 Noise

Position:	Other - Please clearly indicate your position in your submission below
Summary of Submission	Landscape is not only visual. Add noise regulations: On the lakes and rivers near habitations, speed limits must be reduced to a speed so that engines can't be heard from the shore. Sundays should be chainsaw, lawnmowers and loud machinery free. Banning chemical pesticides and fertilisers use or at least restrict it significantly.

Submitter Number:	143	Submitter:	Richard Bowman
Contact Name:		Email:	bowmanz@actrix.co.nz
Address:	50 Antrim Street, Invercargill, New Zealand, 9810		

Point Number	143.2	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 273-36.5.13
Position:	Support		
Summary of Submission	Strongly supports the retention of the proposed noise limits for helicopters in 36.5.13 where levels must not exceed 50 dB Ldn at any point within the boundaries of a residential unit.		

Submitter Number:	159	Submitter:	Karen Boulay
Contact Name:		Email:	karenb2711@gmail.com
Address:	5 Huff Street, Queenstown, New Zealand, 9300		

Point Number	159.8	Provision:	245-36 Noise
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Noise control and police should regularly monitor the situation after 12.00.		

Submitter Number:	197	Submitter:	Jeffrey Hylton
Contact Name:		Email:	truegrit25.06productions@xtra.co.nz
Address:	Box, Queenstown, Queenstown, New Zealand, 9300		
Point Number	197.28	Provision:	245-36 Noise > 247-36.2 Objectives and Policies
Position:	Support		
Summary of Submission	General support.		

Submitter Number:	243	Submitter:	Christine Byrch
Contact Name:		Email:	chrisbyrch@hotmail.com
Address:	PO Box 858, Queenstown, New Zealand, 9348		
Point Number	243.20	Provision:	245-36 Noise
Position:	Oppose		
Summary of Submission	Delete Ldn - the helicopter noise standard. Reduce the maximum allowed noise from commercial motorised craft.		

Submitter Number:	310	Submitter:	Jon Waterston
Contact Name:		Email:	amyw@brownandcompany.co.nz
Address:	PO Box 1467, Queenstown, New Zealand, 9348		
Point Number	310.7	Provision:	245-36 Noise > 278-36.6 Airport Noise

Position:	Oppose
Summary of Submission	The Submitter opposes the provisions for informal airports and noise, particularly noise from helicopters and fixed wing aircraft. The noise standards should remain the same as in the Operative District Plan.

Submitter Number:	383	Submitter:	Queenstown Lakes District Council
Contact Name:	Vanessa van Uden	Email:	mayor@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		
Point Number	383.72	Provision:	245-36 Noise > 278-36.6 Airport Noise
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to ensure format addresses modern building solutions and is not unnecessarily restrictive to building and resource consent processing – or requires outdated building materials to be used which are less appropriate. Further investigation needed to determine an appropriate response to improve the application of this rule in consent processing.		

Submitter Number:	391	Submitter:	Sean & Jane McLeod
Contact Name:		Email:	sam.qtn@ihug.co.nz
Address:	3 Woodbury Rise, Queenstown, Queenstown, New Zealand, 9300		
Point Number	391.20	Provision:	245-36 Noise > 260-36.5 Rules- Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That in rule 36.5.4 that the assessment point be changed to 'at the boundary of the site'.		

Submitter Number:	433	Submitter:	Queenstown Airport Corporation
Contact Name:	Kirsty O'Sullivan	Email:	kirsty.osullivan@mitchellpartnerships.co.nz
Address:	PO Box 489, Dunedin, 9054		
Point Number	433.110	Provision:	245-36 Noise > 246-36.1 Purpose
Position:	Support		
Summary of Submission	Retain the Purpose statement as notified.		
Point Number	433.111	Provision:	245-36 Noise > 249-36.3 Other Provisions > 251-36.3.2 Clarification
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend as follows: 36.3.2.8 <i>The noise limits contained in Table 2 do not apply to sound from aircraft operations at Queenstown <u>and Wanaka Airports</u>.</i>		
Point Number	433.112	Provision:	245-36 Noise > 252-36.4Rules - Activities > 258-36.4.6
Position:	Oppose		
Summary of Submission	Delete the rule in its entirety.		
Point Number	433.113	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 262-36.5.2
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Delete Rule 36.5.2 and include relocated proposed rule 17.5.6 in its place.		
Point Number	433.114	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 265-36.5.5
Position:	Support		

Summary of Submission	Retain the rule as notified.		
Point Number	433.115	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 273-36.5.13
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Retain the rule as notified.		
Point Number	433.116	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 274-36.5.14
Position:	Support		
Summary of Submission	Retain the rule as notified.		
Point Number	433.117	Provision:	245-36 Noise > 278-36.6 Airport Noise > 281-36.6.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Retain Table 4 as notified, subject to the following typographical amendment: <i>Minimum Construction</i> <i>Ceiling: 1 layer 1mm 9mm gypsum or plasterboard</i>		
Point Number	433.118	Provision:	245-36 Noise > 278-36.6 Airport Noise > 281-36.6.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Retain Table 5 as notified, subject to the amendments set out in Annexure D of the submission.		

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	438.41	Provision:	245-36 Noise > 252-36.4Rules - Activities > 255-36.4.3
Position:	Support		
Summary of Submission	Retain 36.4.3 as notified		

Submitter Number:	475	Submitter:	Arthurs Point Protection Society
Contact Name:	Chris Streat	Email:	streatcg@xtra.co.nz
Address:	89 Arthurs Point Road, RD 1, Queenstown, 9371		
Point Number	475.1	Provision:	245-36 Noise > 260-36.5 Rules- Standards
Position:	Oppose		
Summary of Submission	That the Hearing Panel reject proposed rule 36.5.13 seeking the introduction of NZS6807:1994, NZS Noise Management and Land Use Planning for Helicopter Landing Areas in the Second Generation District Plan, in particular Table 1 Ldn averaging to replace the Leq method currently in the District Plan.		
Point Number	475.2	Provision:	245-36 Noise > 260-36.5 Rules- Standards
Position:	Oppose		
Summary of Submission	That the Hearing Panel reject proposed rule 36.5.13 seeking the introduction of NZS6807:1994, NZS Noise Management and Land Use Planning for Helicopter Landing Areas in the Second Generation District Plan, in particular Table 1 Ldn averaging to replace the Leq method currently in the District Plan.		

Submitter Number:	571	Submitter:	Totally Tourism Limited
Contact Name:	Sean Dent	Email:	sean@southernplanning.co.nz
Address:	PO Box 1081, Queenstown , New Zealand, 9348		

Point Number	571.4	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 273-36.5.13
Position:	Support		
Summary of Submission	Support Rule 36.5.13 re helicopters and such further or consequential or alternative amendments necessary to give effect to this submission. See uploaded submission para 4.9		

Submitter Number:	574	Submitter:	Skyline Enterprises Limited
Contact Name:	Sean Dent	Email:	sean@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	574.3	Provision:	245-36 Noise
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That the PDP is amended to incorporate the proposed changes to the Noise Chapter as outlined within the body of this submission and the attachments.		

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	580.13	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 275-36.5.15
Position:	Support		
Summary of Submission	Retain the rules for construction noise.		

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	607.57	Provision:	245-36 Noise > 252-36.4Rules - Activities
Position:	Not Stated		
Summary of Submission	Amend table to include noise from vessels as a permitted activity (the permitted activity standards should not just be limited to noise from vehicles using roads)		
Point Number	607.58	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 273-36.5.13
Position:	Not Stated		
Summary of Submission	Amend rule so that the noise limits are measured as Lmax, not Ldn. Also amend rule so that non-conformance is a discretionary activity, not a non-complying activity.		
Point Number	607.59	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 274-36.5.14
Position:	Not Stated		
Summary of Submission	Amend rule so that the noise limits are measured as Lmax, not Ldn. Also amend rule so that non-conformance is a discretionary activity, not a non-complying activity.		

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	621.126	Provision:	245-36 Noise

Position:	Not Stated		
Summary of Submission	Chapter 36 Table 1 - Noise Amend table to include noise from vessels as a permitted activity (the permitted activity standards should not just be limited to noise from vehicles using roads)		
Point Number	621.127	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 264-36.5.4
Position:	Not Stated		
Summary of Submission	Amend rule to exclude noise from activities in the Walter Peak Visitor Zone. Include the following within the rule: These standards shall not apply in the following circumstances: • noise emitted from activities carried out within the Rural Visitor Zone Walter Peak. • noise beyond the boundary received on the surface and margins of any lake or river.		
Point Number	621.128	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 274-36.5.14
Position:	Not Stated		
Summary of Submission	Amend rule so that the noise limits are measured as Lmax, not Ldn. Also amend rule so that non-conformance is a discretionary activity, not a non-complying activity.		
Point Number	621.129	Provision:	245-36 Noise > 283-36.8 Acoustic Measurement and Assessment > 284-36.8.1
Position:	Not Stated		
Summary of Submission	Amend 36.8.1 to exempt or alter the noise measurement standards in relation to vessels operating moderate speed passenger transport services, including the “TSS Earnslaw” and other larger passenger service vessels. Insertion of the following wording into the provision is requested: These matters shall not apply to noise emitted from vessels operating low or moderate speed passenger transport services.		

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		
Point Number	632.68	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 263-36.5.3
Position:	Not Stated		
Summary of Submission	Amend the assessment locations to include the Village Activity Area		

Submitter Number:	635	Submitter:	Aurora Energy Limited
Contact Name:	Joanne Dowd	Email:	joanne.dowd@thinkdelta.co.nz
Address:	PO Box 1404, Dunedin, New Zealand, 9054		
Point Number	635.80	Provision:	245-36 Noise > 249-36.3 Other Provisions > 251-36.3.2 Clarification
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Oppose in part. Amend Clarification - Rule 36.3.2.7 as follows: Sound from non-residential activities, visitor accommodation activities and sound from stationary electrical and mechanical equipment (<u>excluding temporary operation of emergency and backup generators</u>) must not exceed the noise limits in Table 2 in each of the zones in which sound from an activity is received. The noise limits in Table 2 do not apply to assessment locations within the same site as the activity.		
Point Number	635.81	Provision:	245-36 Noise > 252-36.4 Rules - Activities > 259-36.4.7
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission

Oppose in part.

Add Rule 36.4.8 as a *Permitted Activity* as follows:

36.4.8 Sound from the temporary operation of emergency and back-up electricity generators

Submitter Number:

649

Submitter:

Southern District Health Board

Contact Name:

Janine Kruger

Email:

janine.kruger@southerndhb.govt.nz

Address:

PO Box 2180, Queenstown, New Zealand, 9349

Point Number

649.4

Provision:

245-36 Noise > 246-36.1 Purpose

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part: Support the gist of the first paragraph but with amendments to terminology for consistency with this chapter and other parts of the proposed plan and the terminology used in the standards cited. Term "nuisance" only used here is inappropriate in RMA context.

The decision required is :

In the first sentence delete 'nuisance and give rise'. In the last sentence, replace 'duration and timing' with 'duration, or timing'.

For the following reasons.

Term 'nuisance' is used with the term 'adverse effects'. Latter is consistent with RMA terminology whereas the term 'nuisance' relates to civil torts. Its ordinary usage is not mentioned in the RMA and the basis for nuisance is not the 'sustainable management ethos of the RMA. The word 'and used' in the phrase 'duration and timing of noise' implies it and the preceding terms must be or should be interpreted conjunctively rather than disjunctively of as alternative elements and the ambiguity can be avoided by avoiding the word 'and.'.

Point Number

649.5

Provision:

245-36 Noise > 246-36.1 Purpose

Position:

Not Stated

Summary of Submission

Our Submission is: Support the gist of the second paragraph but with amendments to terminology for consistency with this chapter and other parts of the proposed plan and the terminology used in the standards. Reference to 'noise levels' in phrase 'prescription of noise levels' is inappropriate.

The Proposal is supported in part but with the following amendments:

Replace 'noise levels' with 'noise limits'. If the words are retained add 'sets upper limits for'

before 'noise levels for each zone'.

Note: The scope of relief sought is intended to include amendments to the like effect arising from consolidation, re-ordering or expansion of like provisions in this section or elsewhere in the Proposal, or consequential amendments to this section, as a result of decisions about other parts of the Proposal.

For the following reasons.

In the phrase 'prescription of noise levels' the term 'levels' is wrong as the plan sets 'noise limits' for each zone, not a prescribed 'level' for each zone

Point Number	649.6	Provision:	245-36 Noise > 246-36.1 Purpose
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission

Support in part.

Support the gist of the fourth paragraph but with amendments to terminology for consistency with this chapter and other parts of the proposed plan and the terminology used in other statutes. The phrase 'can be controlled through' is inappropriate as the statute is in force and applied.

Recommend the following amendment:

Replace 'can be controlled through' with 'is controlled under'.

Note: The scope of relief sought is intended to include amendments to the like effect arising from consolidation, re-ordering or expansion of like provisions in this section or elsewhere in the Proposal, or consequential amendments to this section, as a result of decisions about other parts of the Proposal.

For the following reasons.

The Civil Aviation Act 1990 provisions for control of aircraft noise have been in effect for many years and it is misleading to imply they 'can' control noise rather than actually do control aircraft noise, in a manner outside Council jurisdiction.

Point Number	649.7	Provision:	245-36 Noise > 247-36.2 Objectives and Policies > 248-36.2.1Objective 1
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Position:	Support
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Summary of Submission

Reasonable provisions consistent with sustainable management for the district.

For the following reasons.

Identifies noise as a potential adverse effect on people and communities and a statutory responsibility under RMA for Council to control.

Point Number	649.8	Provision:	245-36 Noise > 249-36.3 Other
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Position: Support

Summary of Submission Support the gist of the clarification and 36.3.2.3 about how noise is to be measured and assessed, including by reference to NZ standards NZS 6801:2008 and NZS6802:2008 and by other New Zealand standards where they have been referenced; 36.3.2.4 prescription of noise standards in tables: 36.3.2.5 exempt activities listed; 36.3.2.6 specific provisions for aircraft noise.

For the following reasons.

Basis for measurement and assessment of noise is latest editions of appropriate New Zealand Standards and tabulation of noise limits in rules is a sensible method of layout. Exemptions for table 1 activities are reasonable.

Point Number	649.9	Provision:	245-36 Noise > 252-36.4Rules - Activities
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Position: Support

Summary of Submission P status appropriate for the listed activities having regard to the other plan provisions.
Submitter recommends to allow the provision.

Point Number	649.10	Provision:	245-36 Noise > 260-36.5 Rules- Standards
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support the assessment locations specified as 'at any point within the notional boundary' where appropriate and 'at 'any point within' other specified areas. Support the time frames specified for application of noise limits and support the prescription of noise limits using the LAeq(t) descriptor and the specification of 15 minute integration times. Support the additional specification of LAFmax numerical limits at night time. Support numerical noise limits proposed However in 36.5.7.2 night time noise limits have been stated as L10 and Lmax noise limits rather than LAeq(t) and LAFmax noise limits consistent with elsewhere in the table.

Support in part with the following amendment:

In 36.5.7.2 for the time frame 2200h to 0800h replace the unit dBA with dB and replace the descriptor 'L10' with 'LAeq(15min)', and replace 'Lmax' with 'LAFmax'

Point Number	649.11	Provision:	245-36 Noise > 260-36.5 Rules- Standards
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Position: Not Stated

Summary of Submission Support in general specific noise limits for specified activities but with amendments to 36.5.11 Frost fans.

Support in part with the following amendment:

In Rule 36.5.11, replace '85 dB LAFmax' with '55 LAeq(15 min)'.

For the following reasons:

Noise limits for telecommunications appliances, wind farms , audible bird scaring devices, helicopters, fixed wing aircraft, vibration construction noise, commercial motorised craft and Jacks Point state highway noise are reasonable and appropriate levels of protection for people and communities. However frost fan rule noise limit is inadequate to protect people from adverse noise effects as a district-wide noise rule (notwithstanding the Gibbston Character Zone) . Lmax limit alone fails to account for increased annoyance where there are special audible characteristics present that should be penalised by an adjustment as prescribed in NZS 6802:2008.

Point Number	649.12	Provision:	245-36 Noise > 278-36.6 Airport Noise
Position:	Support		
Summary of Submission	Support the gist of these provisions as reasonable and appropriate. Support the compliance method. Reason for this: Provisions are necessary for protection of people in habitable buildings in the vicinity of airports from aircraft noise.		

Point Number	649.13	Provision:	245-36 Noise > 283-36.8 Acoustic Measurement and Assessment
Position:	Support		
Summary of Submission	Support provisions as proven workability and reasonable standards. For the following reasons. Provisions are workable for the special circumstances of this district with reasonable test methods and noise limits.		

Submitter Number:	660	Submitter:	Andrew Fairfax
Contact Name:		Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		

Point Number	660.6	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 273-36.5.13
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Position:	Oppose
Summary of Submission	Amend rule so that the noise limits are measured as Lmax, not Ldn. Also amend rule so that non-compliance is a discretionary activity, not a non-complying activity.

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	662.6	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 273-36.5.13
Position:	Oppose		
Summary of Submission	Amend rule so that the noise limits are measured as Lmax, not Ldn. Also amend rule so that non-compliance is a discretionary activity, not a non-complying activity.		

Submitter Number:	708	Submitter:	NZ Fire Service
Contact Name:	Stephen Hill	Email:	Stephen.Hill@fire.org.nz
Address:	PO Box 341, Dunedin, New Zealand, 9054		

Point Number	708.1	Provision:	245-36 Noise > 252-36.4Rules - Activities > 255-36.4.3
Position:	Support		
Summary of Submission	Approve Rule 36.4.3 as currently worded and as a Permitted Activity.		

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	713.3	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 273-36.5.13
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend rule so that the noise limits are measured as Lmax, not Ldn. Also amend rule so that non-conformance is a discretionary activity, not a non-complying activity.		

Submitter Number:	714	Submitter:	Kopuwai Investments Limited
Contact Name:	Brett Giddens	Email:	brett@townplanning.co.nz
Address:	PO Box 2559, Queenstown, New Zealand, 9349		
Point Number	714.15	Provision:	245-36 Noise > 246-36.1 Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the zone purpose as follows: <i>"...Noise in relation to town centres is not addressed in this chapter, but rather in the Town Centres chapters. This is due to the town centre-specific complexities on noise in those zones, and its fundamental nature as an issue that interrelates with all other issues in those zones. <u>Therefore, the objectives, policies and rules in this chapter do not require consideration in relation to activities undertaken within the Town Centre.</u>"</i>		

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 717.19 **Provision:** 245-36 Noise > 247-36.2 Objectives and Policies > 248-36.2.1Objective 1

Position: Support

Summary of Submission Retain Objective 36.2.1

Point Number 717.20 **Provision:** 245-36 Noise > 247-36.2 Objectives and Policies > 248-36.2.1Objective 1

Position: Not Stated

Summary of Submission Amend as follows:

36.2.1.2 Avoid, remedy or mitigate adverse noise reverse sensitivity effects, and avoid or mitigate new noise sensitive activities from establishing in the proximity of consented or existing noise generating activities.

Point Number 717.21 **Provision:** 245-36 Noise > 249-36.3 Other Provisions > 251-36.3.2 Clarification

Position: Not Stated

Summary of Submission Add a new matter:

36.3.2.11 Compliance with the noise standards for those activities lawfully established in the Rural Zones prior to the District Plan review being adopted shall be administered in accordance with the zone rules at the time that the activity was consented or lawfully established. To avoid doubt, compliance location would remain at the notional boundary of the residential units or platforms that were in place at the time that the consent was granted or activity was lawfully established.

Submitter Number: 719 **Submitter:** NZ Transport Agency

Contact Name: Tony MacColl **Email:**

Address: PO Box 5245, Moray Place, Dunedin, New Zealand, 9058

Point Number	719.154	Provision:	245-36 Noise > 247-36.2 Objectives and Policies > 248-36.2.1Objective 1
Position:	Support		
Summary of Submission	Retain		
Point Number	719.155	Provision:	245-36 Noise > 247-36.2 Objectives and Policies
Position:	Support		
Summary of Submission	Retain Policy 36.2.1.2 as proposed.		
Point Number	719.156	Provision:	245-36 Noise > 252-36.4Rules - Activities > 253-36.4.1
Position:	Support		
Summary of Submission	Retain		

Submitter Number:	746	Submitter:	Bunnings Limited
Contact Name:	Matt Norwell	Email:	
Address:	PO Box 1986, Shortland Street, Auckland, New Zealand, 1140		
Point Number	746.7	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 267-36.5.7
Position:	Not Stated		
Summary of Submission	Delete the reference to Industrial Zones in the noise provisions at Rule 36.5.7.		

Submitter Number:	758	Submitter:	Jet Boating New Zealand
Contact Name:	Eddie McKenzie	Email:	eddie.mckenzie@opus.co.nz
Address:	11 Biggar Street, Invercargill, New Zealand, 9812		

Point Number	758.12	Provision:	245-36 Noise > 283-36.8 Acoustic Measurement and Assessment > 284-36.8.1
Position:	Support		
Summary of Submission	Add bullet point as follows: • ? 92 dB LASmax for vessels competing in jet boat race events to be operated between the hours of 0800 to 1800.		

Submitter Number:	762	Submitter:	Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley D
Contact Name:	Chris Ferguson	Email:	Chris.Ferguson@boffamiskell.co.nz
Address:	PO Box 110, Christchurch, New Zealand, 8140		

Point Number	762.8	Provision:	245-36 Noise > 260-36.5 Rules-Standards > 263-36.5.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part Amend Rule 36.5.3 as shown in the table of submission 762.		

Point Number	762.9	Provision:	245-36 Noise > 260-36.5 Rules-Standards > 263-36.5.3
Position:	Not Stated		
Summary of Submission	Insert a new Rule 36.5.3.1 which proposes a new standard for sound for Jacks Point Village and EIC activity Areas of the Jacks Point Zone, as shown in the table on page 9 of submission 762.		

Submitter Number:	767	Submitter:	Lake Hayes Cellar Limited
Contact Name:	Chris Ferguson	Email:	Chris.Ferguson@boffamiskell.co.nz
Address:	PO Box 110, Christchurch, New Zealand, 8140		

Point Number	767.18	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 264-36.5.4
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend Rule 36.5.4, as follows:
Rural Residential Zone, except within the commercial overlay

Point Number	767.19	Provision:	245-36 Noise > 260-36.5 Rules- Standards > 264-36.5.4
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Position: Not Stated

Summary of Submission Insert a new Rules 36.5.4.1:
Activity or sound source: Commercial Overlay of the Rural Residential Zone
Assessment Location: At any point within a Residential Zone and at any point within the notional boundary in a Rural Zone
Time: 0800h to 2200h Noise Limits: 50 dB L Aeq(15 min)
Non Compliance Status: NC
Time: 2200h to 0800h Noise Limits: 40 dB L Aeq(15 min) 75 dB L AFmax
Non Compliance Status: NC

Submitter Number:	847	Submitter:	FII Holdings Limited
Contact Name:	Brett Giddens	Email:	brett@townplanning.co.nz
Address:	PO Box 2559, Queenstown, New Zealand, 8349		

Point Number	847.18	Provision:	245-36 Noise > 247-36.2 Objectives and Policies > 248- 36.2.1Objective 1
Position:	Support		
Summary of Submission	Retain Objective 36.2.1		

Point Number	847.19	Provision:	245-36 Noise > 247-36.2 Objectives and Policies > 248- 36.2.1Objective 1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend as follows: <u>36.2.1.2 Avoid, remedy or mitigate adverse noise reverse sensitivity effects, and avoid or mitigate new noise sensitive activities from establishing in the proximity of consented or existing noise generating activities.</u>		

Point Number	847.20	Provision:	245-36 Noise > 249-36.3 Other Provisions > 251-36.3.2 Clarification
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Insert new item: <u>36.3.2.11 Compliance with the noise standards for those activities lawfully established in the Rural Zones prior to the District Plan review being adopted shall be administered in accordance with the zone rules at the time that the activity was consented or lawfully established. To avoid doubt, compliance location would remain at the notional boundary of the residential units or platforms that were in place at the time that the consent was granted or activity was lawfully established.</u>		

Chapter 37 – Designations

Submitter Number:	5	Submitter:	Twenty24 Ltd
Contact Name:	Trish Wrigley	Email:	twenty24@vodafone.co.nz
Address:	87 Lagoon Avenue, Albert Town, Wanaka, New Zealand, 9305		

Point Number	5.1	Provision:	26-37Designations > 90-E.Wanaka Airport > 91-E1Aerodrome Purposes
Position:	Oppose		
Summary of Submission	Oppose 'freight facilities' being a permitted activity on the airport, unless they are related to aerodrome purposes to clarify that only freight facilities associated with aircraft businesses be permitted on the airfield.		

Submitter Number:	6	Submitter:	Twenty24 Ltd
Contact Name:	Trish Wrigley	Email:	twenty24@vodafone.co.nz
Address:	87 Lagoon Avenue, Albert Town, Wanaka, New Zealand, 9305		

Point Number	6.1	Provision:	26-37Designations > 90-E.Wanaka Airport
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Correct the maximum building height from 1.0 to 10 metres.		

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.24	Provision:	26-37Designations
Position:	Support		
Summary of Submission	Supports the provisions		

Submitter Number:	21	Submitter:	Alison Walsh
Contact Name:		Email:	alywalsh30@gmail.com
Address:	PO Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305		

Point Number	21.64	Provision:	26-37Designations
Position:	Support		
Summary of Submission	Supports the provisions.		

Submitter Number:	23	Submitter:	Skydive Queenstown Limited
Contact Name:	Tony Ray	Email:	tray@mactodd.co.nz
Address:	PO Box 653, Queenstown, Queenstown, New Zealand, 9348		

Point Number	23.1	Provision:	26-37Designations > 28-37.2Schedule of Designations
Position:	Oppose		
Summary of Submission	Correction of designation 239 in the Schedule of Designations (Chapter 37.2) to refer to the purpose of Glenorchy Aerodrome as 'local purpose (airport) reserve. - Amendment of Proposed District Planning Map 25a, Designation 239 to include all of Section 11 Survey Office Plan 443869 within the designation.		

Submitter Number:	51	Submitter:	for the Hall Family Trusts
Contact Name:	James Hall	Email:	jameshall56@gmail.com
Address:	88 Mountain View Road, RD 1, Queenstown, 9371		
Point Number	51.1	Provision:	26-37Designations
Position:	Oppose		
Summary of Submission	Amend designation 574 (Aurora Substation) on Planning Map 29 to only the area where the substation is located.		

Submitter Number:	57	Submitter:	New Zealand Police
Contact Name:	Michael O'Flaherty	Email:	michael@mmlaw.co.nz
Address:	13474, Riccarton, Christchurch, New Zealand, 8141		
Point Number	57.1	Provision:	26-37Designations
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amendment to Police designations		

Submitter Number:	79	Submitter:	David Jerram
Contact Name:		Email:	dlcj@clear.net.nz
Address:	96A McBride Street, Frankton, Queenstown, New Zealand, 9300		

Point Number	79.1	Provision:	26-37Designations
Position:	Oppose		
Summary of Submission	Designation 2, Queenstown Airport. Amend either;- Condition D1 16 is amended to include the requirement for cooling where necessary or that the relevant table in Apendix 13 be modified to include the requirement for cooling as well as heating. (It would be more sensible if Appendix 13 was modified as this would then cover requirements for new construction rather than only the Noise Mitigation obligations of QAC).		

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	191.32	Provision:	26-37Designations > 28-37.2Schedule of Designations
Position:	Oppose		
Summary of Submission	There is an error in the schedule of designations. Amend 37.2 as follows: <i>Site/legal description and conditions:</i> <i>Glenorchy Microwave Station, Section 1 Survey Office Plan 2 300115 (3291m2). For conditions refer to C.13 below.</i>		

Submitter Number:	270	Submitter:	Crescent Investments Limited
Contact Name:	Bridget Irving	Email:	bridget.irving@gallawaycookallan.co.nz
Address:	PO Box 143, Dunedin, 9054		

Point Number	270.1	Provision:	26-37Designations > 28-37.2Schedule of Designations
Position:	Oppose		
Summary of	Opposes designation 389 and 390. Requests that notices of requirement be withdrawn as		

Submission	unnecessary. Resource consents required conditions by way of consent notice requiring the consent holder to maintain the stormwater infrastructure within Kirimoko Park.
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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	271.19	Provision:	26-37Designations
Position:	Support		
Summary of Submission	Designation for Queenstown Airport. BARNZ supports the Queenstown Airport.		

Submitter Number:	282	Submitter:	Sarah Burdon
Contact Name:		Email:	sarah.burdon@xtra.co.nz
Address:	Private Bag 9001, Wanaka, New Zealand, 9343		

Point Number	282.2	Provision:	26-37Designations > 28-37.2Schedule of Designations
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports the designation 175 partially as we would like to see Designation 175 extended to cover campground operations and facilities which extend over both Pt Sec 2 Block II Lower Hawea Survey District parcel so that the whole campground (15.7 hectares) is designated for Motor Park not just Part. The current designation area is a rectangle covering the small Pt Sec 2 Block II Lower Survey District parcel only. Would like Council to look holistically at the planning framework for this area, including the extent of the campground designation, the underlying zoning of the campground, and the zoning of the land surrounding the campground.with an appropriate planning framework provides opportunities to provide for expanded accommodation options and visitor activities.		

Submitter Number:	314	Submitter:	Wakatipu Holdings
Contact Name:	Nick Geddes	Email:	ngeddes@cfma.co.nz
Address:	PO Box 553, Queenstown, New Zealand, 9348		

Point Number	314.1	Provision:	26-37Designations > 36-C.Conditions for Specific Designations
Position:	Oppose		
Summary of Submission	Submitter seeks Designation 429 - Luggate Closed Landfill be removed or amended to accurately depict the extent of the landfill.		

Submitter Number:	337	Submitter:	Radio New Zealand Limited
Contact Name:	Gary Fowles	Email:	gary.fowles@radionz.co.nz
Address:	245 Blenheim Road, Upper Riccarton, Christchurch, 8041		

Point Number	337.1	Provision:	26-37Designations
Position:	Oppose		
Summary of Submission	Radio New Zealand owns and operates a radio transmission facility at 1 Grove Land, Kelvin Heights (located on the Kelvin Heights Golf Course). It is important that the continued operation, maintenance and improvement of Radio New Zealand's national transmission network can occur unimpeded. Opposes the proposed Designation #560 - Local Purpose Reserve (Repeater Site). RNZ is not aware of any repeater site being operated by the council on this land, or any proposal by council to operate a repeater site on this land. RNZ has had no communications from the Council as to why the Council considers a designation over RNZ facilities is required. Does not support any proposal which would put at risk RNZ's existing use rights over the site. RNZ submits that the council has not established that it has financial responsibility for the public work to satisfy the requirements for a Notice of Requirement.		

Submitter Number:	383	Submitter:	Queenstown Lakes District Council
Contact Name:	Vanessa van Uden	Email:	mayor@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		

Point Number	383.84	Provision:	26-37Designations
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Consider the use of explanatory and procedural text to provide clarification.		

Point Number	383.85	Provision:	26-37Designations
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend to correct typographical errors and remove outdated references to other agencies and the Operative District Plan. Update conditions to reflect the provisions of the proposed District Plan.		

Point Number	383.86	Provision:	26-37Designations > 27-37.1Statement
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend - Minor typographical errors in the Schedule of Designations: 56, 58, 117, 176, 215.		

Point Number	383.87	Provision:	26-37Designations > 27-37.1Statement
Position:	Oppose		
Summary of Submission	Remove Designation 5 from Schedule 37.21 and Planning map 39a.		

Point Number	383.88	Provision:	26-37Designations > 28-37.2Schedule of Designations
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Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Map 29 so D# 574 applies to the existing substation.		

Point Number	383.89	Provision:	26-37Designations > 28-37.2Schedule of Designations
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Designation 171. Recreation Reserve status has been uplifted. QLDC seek the designation is removed. Remove from Schedule 37.1 and maps 32, 37.		

Point Number	383.90	Provision:	26-37Designations > 28-37.2Schedule of Designations
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add '527' to the row that currently refers to designations 528, 529, 526. Consider consolidating these to one designation.		

Point Number	383.91	Provision:	26-37Designations > 36-C.Conditions for Specific Designations
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Condition 8 Glare, add the words "and the night sky" to the first sentence, to limit impacts.		

Point Number	383.92	Provision:	26-37Designations > 95-H.LOT 13 DP 322851 & LOT 312 DP329276
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Remove reference to condition H in Designation 282 in Schedule 37.1 if they are no longer relevant. If the conditions are relevant, ensure the references are accurate.		

Submitter Number:	394	Submitter:	Stanley Street Investments Limited and Stanley Street Limited and Kelso Investments Limited
Contact Name:	Sam Buchan	Email:	sam@gtoddlaw.com
Address:	P O Box 124, Queenstown, New Zealand, 9300		

Point Number	394.3	Provision:	26-37Designations > 28-37.2Schedule of Designations
Position:	Oppose		
Summary of Submission	Opposes Designation 527 as it appears to be over part of the submitter's land located on the corners of Stanley Street, Shotover Street and Gorge Road shown on proposed Planning Map 36.		

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	400.4	Provision:	26-37Designations > 90-E.Wanaka Airport
Position:	Oppose		
Summary of Submission	Remove designation E18B from the Submitter's Land, as legally described in submission point 400.2		

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	421.26	Provision:	26-37Designations > 28-37.2Schedule of Designations
Position:	Oppose		
Summary of Submission	Amend to correct error in the schedule of designations relating to the legal description for Designation number 19 (Planning Map 25).		

Submitter Number:	433	Submitter:	Queenstown Airport Corporation
Contact Name:	Kirsty O'Sullivan	Email:	kirsty.osullivan@mitchellpartnerships.co.nz
Address:	PO Box 489, Dunedin, 9054		

Point Number	433.122	Provision:	26-37Designations
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Designation 64 – Queenstown Lakes District Council – Aerodrome Purposes Designation. General: That the Territorial Authority recommends that the NOR be confirmed, subject to the amendments detailed below.		

Point Number	433.123	Provision:	26-37Designations > 28-37.2Schedule of Designations
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Schedule 37.2 as follows: No: 65 Maps No: 18a <u>Fig 4 and Fig. 5</u> Purpose: <i>Approach and Land Use Control (transitional slopes and surfaces)</i> Site/Legal Description and Conditions: <u>Wanaka Airport and the surrounding airspace. For conditions and location description refer to E2 below.</u>		

Point Number	433.124	Provision:	26-37Designations > 28-37.2Schedule of Designations
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Minor typographical amendments (pages 37 – 93 to 37 – 97 of the Proposed Plan) That following typographical amendments are made to the Aerodrome Purposes Designation: <i>Permitted Activities</i> (e) <i>public transportation, facilities</i>		

Building Height

- a. shall not exceed 10.0 metres....

Building Setback

- i. main runway (as at 2013), shall

Airport Noise

[second paragraph]

The Airport shall be managed so airport ~~the~~ noise does not....

Point Number	433.125	Provision:	26-37Designations > 90-E.Wanaka Airport
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That the Territorial Authority recommends that the NOR be confirmed, subject to the following amendments relating to the Wanaka Airport Liaison Committee: <u>Wanaka Airport – Management and Reporting</u> <u>The Airport Operator shall be responsible for:</u> (a) <u>Reviewing any complaints or issues relating to the operation of the airport,</u> (b) <u>Developing procedures to minimise adverse environmental effects on the community,</u> (c) <u>Communication and engagement with the community,</u> (d) <u>Developing noise management procedures for unplanned engine testing of aircraft for scheduled passenger services, and review any such occurrences, and</u> (e) <u>Reviewing progress on airport development and the master plan.</u> <u>The Airport Operator may establish and maintain, at is cost, a Wanaka Airport Liaison Committee ('WALC') to undertake the tasks set out in (a) to (e) above. The WALC may include (but not be limited to) membership from:</u> (a) <u>An independent chair appointed by the airport operator,</u> (b) <u>The airport operator,</u> (c) <u>Queenstown Lakes District Council (as the Consent Authority),</u>		

- (d) Wanaka Airport Users Group,
- (e) Commercial airlines,
- (f) Airways Corporation, and
- (g) The Wanaka Community Board.

If established, the WALC should meet at least once every six months with a quorum of four members including the chair and at least one representative of each of the airport operator, Queenstown Lakes District Council (as the Consent Authority) and the Wanaka Community Board.

Wanaka Airport Liaison Committee

~~Within one year of this designation being confirmed by the Requiring Authority, the airport operator shall establish and maintain at its cost a Wanaka Airport Liaison Committee ('WALC'). The WALC shall include (but not be limited to) membership from:~~

- ~~(a) An independent chair appointed by the airport operator,~~
- ~~(b) The airport operator,~~
- ~~(c) Queenstown Lakes District Council (as the Consent Authority),~~
- ~~(d) Wanaka Airport Users Group,~~
- ~~(e) Commercial airlines,~~
- ~~(f) Airways Corporation, and~~
- ~~(g) The Wanaka Community Board.~~

~~The WALC shall meet at least once every six months with a quorum of four members including the chair and at least one representative of each of the airport operator, Queenstown Lakes District Council (as the Consent Authority) and the Wanaka Community Board.~~

The WALC shall:

- ~~(a) Review any complaints or issues relating to the operation of the airport, and responses by the airport operator,~~
- ~~(b) Assist the airport operator develop procedures to minimise adverse environmental effects on the community,~~
- ~~(c) Assist the airport operator to communicate and engage with the community,~~
- ~~(d) Develop noise management procedures for unplanned engine testing of aircraft for scheduled passenger services, and review any such occurrences,~~
- ~~(e) Review progress on airport development and the master plan, and~~
- ~~(f) Encourage parties to work together co-operatively, sharing information and making recommendations by consensus and agreement.~~

Point Number	433.126	Provision:	26-37Designations > 86-D.Queenstown Airport
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Designation 65 – Queenstown Lakes District Council – Airport Approach and Land Use Controls That the Territorial Authority recommends that the NOR be confirmed subject to the amendments detailed below.		

Point Number	433.127	Provision:	26-37Designations > 86-D.Queenstown Airport
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	That the following typographical amendments are made to the Airport Approach and Land Use Controls Designation: <i>North West End of Future Main Runway</i> <i>(ii) The takeoff/approach surface inner edge location is defined in table 21 and its length is 243.0m.</i> <i>Penetration of airport protection surfaces</i> <i>[Last paragraph]</i> <i>Note: any person proposing to construct or alter a structure that penetrates the airspace protection surfaces described in this designation is subject to the requirements of Part 77 of the Civil Aviation Rules and must notify the director of Civil Aviation Rules and must notify the director of Civil Aviation</i>		

Point Number	433.128	Provision:	26-37Designations > 86-D.Queenstown Airport
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Designation 2 – Queenstown Airport Corporation – Aerodrome Purposes Designation. That the Territorial Authority recommends the NOR be confirmed subject to the amendments detailed below. Amend Schedule 37.2 as follows: No: 4 Maps No: Fig. 1, Fig. 2 Purpose: Approach and Land Use Control (transitional slopes and surfaces) Site/Legal Description and Conditions: Queenstown Airport and the surrounding airspace. For		

conditions and location description refer to D3 below.

Amend the formatting as follows:

[Last Paragraph of the designation]

Note [make the "Note bold"]

Point Number	433.129	Provision:	26-37Designations > 28-37.2Schedule of Designations
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Designation 29 – Queenstown Lakes District Council – Multi Purpose Indoor and Outdoor Recreation, Cultural and Conference Complex The Proposed District Plan Map 31a – Queenstown Airport is amended to correctly illustrate the boundary of Designation 29; That the following amendments to Condition 4 are recommended by the Territorial Authority: <i>The provision of day care facilities and school holiday programmes for children. Parents and/or guardians whose children are attending the day care facilities and/or school holiday programmes do not have to remain at the QEC whilst their children are being cared for or partaking in organised programme. <u>The day care facility shall be restricted to use by children whose parents or guardians are at the time of requiring the childcare, using the site for its designated purpose. The hours of operation for the day care facility and school holiday programmes shall be limited to 7am to 7pm, daily</u></i> And, that the following new condition is recommended by the Territorial Authority: <u>Any room/s containing Activities Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 5 of Chapter 36 (Noise) or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</u> - QAC seeks that the following amendments to Condition 7 are recommended by the Consent Authority: <i>The provision of community activities that support the overall <u>are directly related or ancillary to the operation of the QEC.</u></i> QAC also seeks that the following new conditions is recommended: <u>Buildings containing an Activity Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 5 of Chapter 36 (Noise) or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will</u>		

achieve the Indoor Design Sound Level with the windows open.

QAC seeks that the following amendments to Condition 10(a) are recommended by the Consent Authority:

No temporary or permanent buildings, structures, facilities or landscaping shall be placed in a position such that it penetrates the take-off climb and approach or transitional protection surfaces for the main runway or the cross-wind runway at Queenstown Airport except where the new object or extension is shielded by an existing immovable object or the penetration is a temporary short term penetration (e.g. construction machinery or equipment) of these surfaces that has been authorised by the Queenstown Airport Corporation Limited. ~~unless prior written consent of Queenstown Airport Corporation is obtained.~~

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QAC seeks that the following amendments to Condition 12(a) are recommended by the Consent Authority:

No temporary or permanent buildings, structures, facilities or landscaping shall be placed in a position such that it penetrates the take-off climb and approach or transitional protection surfaces for the main runway or the cross-wind runway at Queenstown Airport except where the new object or extension is shielded by an existing immovable object or the penetration is a temporary short term penetration (e.g. construction machinery or equipment) of these surfaces that has been authorised by the Queenstown Airport Corporation Limited. ~~unless prior written consent of Queenstown Airport Corporation is obtained.~~

QAC seeks that the following amendments to Condition 13(f) are recommended by the Consent Authority:

No temporary or permanent buildings, structures, facilities or landscaping shall be placed in a position such that it penetrates the take-off climb and approach or transitional protection surfaces for the main runway or the cross-wind runway at Queenstown Airport except where the new object or extension is shielded by an existing immovable object or the penetration is a temporary short term penetration (e.g. construction machinery or equipment) of these surfaces that has been authorised by the Queenstown Airport Corporation Limited. ~~unless prior written consent of Queenstown Airport Corporation is obtained.~~

QAC seeks that the following amendments to Condition 14 are recommended by the Consent Authority:

No temporary or permanent buildings, structures, facilities or landscaping shall be placed in a position such that it penetrates the take-off climb and approach or transitional protection surfaces for the main runway or the cross-wind runway at Queenstown Airport except where the new object or extension is shielded by an existing immovable object or the penetration is a temporary short term penetration (e.g. construction machinery or equipment) of these surfaces that has been authorised by the Queenstown Airport Corporation Limited. ~~unless prior written consent of Queenstown Airport Corporation is obtained.~~

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Point Number	433.132	Provision:	26-37Designations > 28-37.2Schedule of Designations
Position:	Not Stated		
Summary of Submission	Designation 230 – Meteorological Service of NZ Ltd – Meteorological Purposes That Proposed District Plan Map 31a – Queenstown Airport is amended (if necessary) to correctly illustrate the location of the MetService's designation within the Queenstown Airport boundary,		

being an automatic weather station.

That Proposed District Plan Map 31a – Queenstown Airport is amended (if necessary) to correctly illustrate the location of the MetService's designation within the Queenstown Airport boundary. Designation 576 should also be included in the Schedule of Designations

Submitter Number:	481	Submitter:	Cabo Limited
Contact Name:	Carey Vivian	Email:	carey@vivianespie.co.nz
Address:	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

Point Number	481.2	Provision:	26-37Designations > 28-37.2Schedule of Designations
Position:	Not Stated		
Summary of Submission	Opposes the blanket zoning of Designation 428 on Planning Map 25 and formally requests that the Designation 428 (Glenorchy Closed Landfill) be further refined in location. Remove the large shaded area which identifies Designation 428 (Glenorchy Closed Landfill)		

Submitter Number:	524	Submitter:	Ministry of Education
Contact Name:	Julie McMinn	Email:	julie.mcminn@opus.co.nz
Address:	Private Bag 1913, Dunedin, New Zealand, 9054		

Point Number	524.49	Provision:	26-37Designations
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support in part D377: Shotover Primary School Add the name of the school "Shotover Primary" to the site/legal description column. D243: Wanaka Primary School		

Change the purpose from "Education Facilities" to "**Education Purposes**" to be consistent with other MOE designations.

Also add the name of the school "**Wanaka Primary School**" to the site/legal description column.

Suggest the construction related conditions are removed from the designation for this School namely conditions 2, 3 and 7.

D577: Makarora Primary School

Update Site/Legal Description and Conditions column for Makarora School as follows:

31 Rata Street Makarora, Pt Section 4688 BLK 1 McKerrow SD. **Section 1 SO 474987.**

Submitter Number:	553	Submitter:	Kerry Dunlop, David Hay, Adam Childs, Sir Eion Edgar, Dr Ralph Hanan, Hudson Turnbull, Kevin Conaghan, Simon Hayes, Alan Millar, Bill and Kirsty Sharpe
Contact Name:	Kirsty Sharpe	Email:	sharpes@kinect.co.nz
Address:	48 Peninsula Road, Kawarau Falls, Queenstown, New Zealand, 9300		

Point Number	553.1	Provision:	26-37Designations
Position:	Not Stated		
Summary of Submission	Submitters request the designation of a second bridge crossing over the Kawarau River, east of Boyd Road. See full submissions.		

Submitter Number:	632	Submitter:	RCL Queenstown Pty Ltd, RCL
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Contact Name: James Aoake **Email:** reception@jea.co.nz
Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 632.90 **Provision:** 26-37Designations

Position: Not Stated

Summary of Submission Amend Designation 567 to reduce the area of the designation to the extent of the Aurora substation easement being that part marked "G" on the title for Lot 12 DP 364700

Submitter Number: 635 **Submitter:** Aurora Energy Limited
Contact Name: Joanne Dowd **Email:** joanne.dowd@thinkdelta.co.nz
Address: PO Box 1404, Dunedin, New Zealand, 9054

Point Number 635.82 **Provision:** 26-37Designations > 36-C.Conditions for Specific Designations > 74-C.69Designation #314 – Wanaka Substation - Electricity Substation and Ancillary Purposes (RM100381)

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

Summary of Submission Support in part.

Amend Condition 2 as follows:

2. Activities shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site in the adjoining Rural zone:
- day time (0800 - 2200 hours) 50dB LAeq (15min)
- night time (2200 - 0800 hours) 40 dB LAeq (15min) and Lmax 70dBA
Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS 6802:1991 and shall take into account special audible characteristics.

Point Number 635.83 **Provision:** 26-37Designations > 36-C.Conditions for Specific Designations

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

Summary of Submission C.74 Designation #575 Aurora - Electricity Substation and Ancillary Purposes

Support in part

Amend Condition 2 as follows

2. Activities shall be conducted so that any new equipment installed or any new activity undertaken within the designated area shall not exceed the following noise limits, at any point within the boundary of any other site in the adjoining Rural General or Residential Zones:

(a) Day time (0800-2000hrs) 50dBA L10

(b) Night time (2000-0800hrs) 40dBA L10 and Lmax 70dBA.

(c) Noise levels shall be measured and assessed in accordance with NZS 6801-1991 and NZS 6802- 1991 and shall take into account special audible characteristics.

Point Number	635.84	Provision:	26-37Designations > 36-C.Conditions for Specific Designations
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in Part

C.75 Designation #570 Aurora - Electricity Substation and Ancillary Purposes

Amend Condition 1 as follows:

1. The maximum height of any building or structure on the site shall be 8m as determined in accordance with the definition of building height in the District Plan Rule 7.5.6.3 iii. (Refer to Definition for interpretation of building height).

Or similar or consequential amendments to same effect.

Point Number	635.85	Provision:	26-37Designations > 36-C.Conditions for Specific Designations
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part

C.78 Designation #571 Aurora - Riverbank Road Substation - Electricity Substation and Ancillary Purposes

Amend Condition 11 as follows:

11. Noise:

(a) Sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within the boundary of any other site in the adjoining Rural General and Rural Lifestyle Zones:

(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 0800 hrs) 70 dB LAFmax

(b) The noise limits in (a) shall not apply to construction sound which shall be assessed in

accordance and comply with NZS 6803:1999.

Submitter Number:	704	Submitter:	Ross & Judith Young Family Trust
Contact Name:	Andrew Lovelock	Email:	andrew.lovelock@gallawaycookallan.co.nz
Address:	PO Box 450, Wanaka, New Zealand, 9343		

Point Number	704.2	Provision:	26-37Designations
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Position:	Oppose
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Summary of Submission	8. The Trust seeks the following relief: ii Delete all relevant parts of the provisions of Chapter 37 Designations, sub-part G so far as they apply to Recreation Reserves between the Log Cabin and Glendhu Bay, so that no form of building can occur on these Recreation Reserves.
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Submitter Number:	719	Submitter:	NZ Transport Agency
Contact Name:	Tony MacColl	Email:	
Address:	PO Box 5245, Moray Place, Dunedin, New Zealand, 9058		

Point Number	719.157	Provision:	26-37Designations
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Position:	Oppose
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Summary of Submission	Review and correction of section 37 of the Plan to list designations in numerical order.
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Point Number	719.158	Provision:	26-37Designations > 36-C.Conditions for Specific Designations > 52-C.22Designation # 27 - QLDC Events Centre and Aquatic Centre
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Position:	Oppose
Summary of Submission	Delete the heading Review and correction of Designation 29 to correctly identify the site. Insert the structure plan that is referenced in the condition. Delete reference to State highway 6A; retain setback required from State highway 6. Delete reference to State highway 6A; retain setback required from State highway 6. Delete reference to State highway 6A; retain setback required from State highway 6. Insert the following: <u>g) The sign shall display site related messages only.</u> Amend the condition as follows: If Grant Road is utilised in terms of providing vehicular access to the QEC, then an entry sign can be established at the <u>entrance off Grant Road</u> that advertises activities undertaken within the QEC. Insert an advice note as follows: <u>Advice Note</u> <u>Where events on the site may generate traffic that changes the normal operation of State highway 6 and/or the safe use of road users (motorists, cyclists or pedestrians), early engagement with the NZ Transport Agency is recommended. Under the Code of Practice for Temporary Traffic Management, a Temporary Traffic Management Plan may be required to be prepared and approved by the Transport Agency prior to implementation. This process may take up to two months.</u>

Submitter Number:	724	Submitter:	Queenstown Gold Ltd
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9350		
Point Number	724.4	Provision:	26-37Designations > 36-C.Conditions for Specific Designations > 80-C.75Designation #488 Aurora – Electricity Substation and Ancillary Purposes
Position:	Not Stated		
Summary of Submission	Require as a condition for designation 570 the following: The proposed designation is confirmed in accordance with the plan titled Aurora 33kV Substation – Queenstown: Site Survey and Mapping stamped as approved on 8 May 2012.		

Submitter Number:	728	Submitter:	Wanaka Residents Association
Contact Name:	Sally Battson	Email:	wanakaresidentsassociation@gmail.com
Address:	PO Box 723, Wanaka, New Zealand, 9343		

Point Number	728.4	Provision:	26-37Designations > 28-37.2Schedule of Designations
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	The application of a protective Designation for the Bullock Creek source area and water course		

Submitter Number:	744	Submitter:	Wyuna Preserve Residents Association Incorporated
Contact Name:	Jay Cameron	Email:	Jay.Cameron@darbypartners.co.nz
Address:	PO Box 1164, Queenstown, New Zealand, 9348		

Point Number	744.1	Provision:	26-37Designations > 36-C.Conditions for Specific Designations
Position:	Oppose		
Summary of Submission	Designation # 239 - Recreation Reserve (Aerodrome) Relief Sought: Part C of Designation #239 be amended to include: 1. Hours of operation (except for emergencies) for all aircraft flight operations shall be 8:00am to 8:00pm; 2. Unless necessary to do so for safety and/or emergencies no arrivals or departures to the airstrip shall overfly the Wyuna Preserve subdivision. 3. Circulatory flights that originate from or land at the aerodrome and have the potential to concentrate noise over the Glenorchy Township or Wyuna Preserve are prohibited. 4. There shall be no more than thirteen leases/licenses issued for aviation operators using the aerodrome. 5. The scale, nature and intensity of use of the aerodrome shall be maintained at the level of use that occurred as at 26th August 2015. For the avoidance of doubt this was [insert max #		

of flights].

Submitter also seeks such further or consequential or alternative amendments necessary to give effect to this submission.

Submitter Number:	769	Submitter:	Island Capital Limited
Contact Name:	Chris Ferguson	Email:	Chris.Ferguson@boffamiskell.co.nz
Address:	PO Box 110, Christchurch, New Zealand, 8140		

Point Number	769.1	Provision:	26-37Designations > 36-C.Conditions for Specific Designations
Position:	Oppose		
Summary of Submission	The submitter opposes designation 428 relating to the Glenorchy Closed Landfill over their land and seek to have it removed.		

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	781.32	Provision:	26-37Designations > 28-37.2Schedule of Designations
Position:	Oppose		
Summary of Submission	Amend: 37.2 - Schedule of Designations as follows: Site/Legal Description and Conditions Glenorchy Microwave station, Section 1 Survey Office Plan 2300115 (3291m ²). For conditions refer to C.13 below.		

Submitter Number:	805	Submitter:	Transpower New Zealand Limited
Contact Name:	Aileen Crow	Email:	aileen.craw@beca.com
Address:	PO Box 5005, Dunedin, New Zealand, 9058		

Point Number	805.101	Provision:	26-37Designations > 28-37.2Schedule of Designations
Position:	Support		
Summary of Submission	Retain designation 1		

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	807.96	Provision:	26-37Designations > 86-D.Queenstown Airport > 87-D.1Aerodrome Purposes
Position:	Oppose		
Summary of Submission	Delete item (f) OR. Amend item (f) to specifically list the activities that are permitted.		

Point Number	807.97	Provision:	26-37Designations > 86-D.Queenstown Airport > 87-D.1Aerodrome Purposes
Position:	Oppose		
Summary of Submission	Retain operative height provisions for the airport so that the maximum height for buildings is 9m. Delete the exception for hangars, so that the 9m height limit applies.		

Point Number	807.98	Provision:	26-37Designations > 86-D.Queenstown Airport > 87-D.1Aerodrome Purposes
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Position:	Oppose
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Summary of Submission	Retain existing designation setback.
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Point Number	807.99	Provision:	26-37Designations > 86-D.Queenstown Airport > 89-D.3Airport Approach and Land Use Controls
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Position:	Oppose
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Summary of Submission	Retain the 75m strip width.
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Point Number	807.100	Provision:	26-37Designations > 86-D.Queenstown Airport
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Position:	Oppose
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Summary of Submission	Retain the prohibition of non-airport related activities within the airport designation.
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Point Number	807.101	Provision:	26-37Designations > 28-37.2Schedule of Designations
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Position:	Oppose
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Summary of Submission	Amend the designations section to include the approved designation for the Wakatipu High School/ located within the RPZ and also update the planning maps to include the designation in its correct location.
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