

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

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Stage 3 of the
Proposed District Plan

**SECTION 42A REPORT OF GABRIELA GLORY
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

Variation to Glare Provisions located in Chapters 7, 8, 9, 12, 13, 14, 15 and 16

18 March 2020

 **Simpson Grierson**
Barristers & Solicitors

S J Scott / R Mortiaux
Telephone: +64-3-968 4018
Facsimile: +64-3-379 5023
Email: sarah.scott@simpsongrierson.com
PO Box 874
SOLICITORS
CHRISTCHURCH 8140

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Appendix 1: Recommended Variations to Glare Provisions:

- Chapter 7 Lower Density Suburban Residential:
- Chapter 8 Medium Density Suburban Residential
- Chapter 9 High Density Suburban Residential
- Chapter 12 Queenstown Town Centre
- Chapter 13 Wanaka Town Centre
- Chapter 14 Arrowtown Town Centre
- Chapter 15 Local Shopping Centre
- Chapter 16 Business Mixed Use

Appendix 2: Summary of submissions and recommended decisions

1. PROFESSIONAL DETAILS

- 1.1 My full name is Gabriela Glory. I hold the position of Graduate Policy Planner at Queenstown Lakes District Council (**the Council or QLDC**). I have been in this position since December 2019.
- 1.2 I hold a Bachelor of Urban Planning (Hons) degree from University of Auckland. I am a graduate member of the New Zealand Planning Institute.
- 1.3 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. The Council, as my employer, has authorised that I give this evidence on its behalf.

2. INTRODUCTION

- 2.1 In this section 42A report, I provide recommendations to the Hearings Panel (**Panel**) on the submissions and further submissions received on the variation to the glare provisions in Chapters 7, 8, 9, 12, 13, 14, 15 and 16, notified as part of Stage 3 of the PDP (the '**variation**').
- 2.2 The variation addresses the following Stage 1 chapters of the PDP:
- (a) Chapter 7 –Low Density Suburban Residential Zone ('**LDSR Zone**')
 - (b) Chapter 8 –Medium Density Residential Zone ('**MDR Zone**')
 - (c) Chapter 9 –High Density Residential Zone ('**HDR Zone**')
 - (d) Chapter 12 – Queenstown Town Centre ('**QTC**')
 - (e) Chapter 13 –Wanaka Town Centre ('**WTC**')
 - (f) Chapter 14 – Arrowtown Town Centre ('**ATC**')
 - (g) Chapter 15 – Local Shopping Centre Zone ('**LSCZ**')
 - (h) Chapter 16 – Business Mixed Use Zone ('**BMUZ**')

- 2.3** The variation proposes three key changes:
- (a) Changes to the non-compliance status of a suite of rules (7.5.13, 8.5.11, 9.5.10, 12.5.13, 13.5.11, 14.5.9, 15.5.9 and 16.5.10 (together, **'the rules'**) from non-complying to restricted discretionary.
 - (b) Additional matters of discretion that addresses the effects of glare on amenity values, transport network and the night sky.
 - (c) Changes to rules 13.5.11, 14.5.9, 15.5.9 and 16.5.10, to remove part of the notified rule related to building materials
 - (d) Variation to Policy 15.2.2.3 Local Shopping Centre Zone, to include principles of Crime Prevention Through Environmental Design (**CPTED**), and to ensure consistency across the chapters.
- 2.4** A total of nine (9) submission points from three (3) submitters, and 1 further submission points in relation to submission point 3343.13¹ were received on the notified variation.
- 2.5** None of the submissions received sought reinstatement of the non-complying status, the removal of part of the Stage 1 notified rule in relation to building materials, or the addition to include principles of CPTED in Chapter 15.
- 2.6** Instead, the submissions seek amendments to the matters of discretion and rules. I address each submission in turn as follows:
- (a) Queenstown Airport Corporation (**3316**);
 - (b) Wayfare Group Limited (**3343**);
 - (c) New Zealand Transport Agency (**3229**).
- 2.7** For each submission, I summarise the key issues and relief sought, consider whether the relief sought better achieves the relevant objectives of the applicable policy documents, and evaluate the appropriateness in relation to achieving the purpose of the RMA.
- 2.8** The key documents I have used, or referred to, in forming my view while preparing this section 42A report are:
- (a) Variation to Glare Provisions Section 32 evaluation (**S32**);

¹ Further submission point 3470.13 in relation to 3343.13

- (b) Queenstown Lakes Proposed District Plan Stage 1 & 2 Decision Version (**PDP**);
- (c) The Stage 3 Strategic Evidence (**Strategic Evidence**);

2.9 Changes I recommend to the notified provisions in response to submissions and further submissions are included in **Appendix 1**, which contains a ‘tracked’ recommended chapter. My recommendations for accepting or rejecting submissions are included in **Appendix 2** alongside a summary of the relief sought in the submissions. My recommendation for accepting or declining further submissions will stand or fall with the primary submission.

3. QUEENSTOWN AIRPORT CORPORATION (3316) (QAC)

3.1 The QAC submission supports the inclusion of lighting and glare standards within the PDP² as notified. However, QAC seeks a new matter of discretion to consider effects on aircraft operations. The submission³ seeks amendment to the matter of discretion for notified rules 7.5.13, 8.5.11, 9.5.10 and 15.5.9 as follows (amendment underlined):

- a. Effects of lighting and glare on amenity values, the transportation network, aircraft operations and the night sky.

3.2 The submission correctly outlines that the existing reference to ‘transportation network’ within the matter of discretion for each rule does not capture aircraft operations as defined in Chapter 2 Definitions. Transport Network is defined as follows:

Chapter 2 Definitions: Transport Network⁴

Means the public roading network, all transport infrastructure, park and ride, public transport facilities, and the on-road and off-road public transport network and active transport network.

2 Submission 3316 Para 4.44.

3 Submission 3316.31, 3316.32, 3316.33.

4 Proposed District Plan Decisions Version Chapter 2 Definitions- Transport Network.

3.3 The definition of Aircraft Operations is set out in Chapter 2 as follows:

Chapter 2 Definitions: Aircraft Operations⁵

Means the operation of aircraft during landing, take-off and taxiing but excludes:

- (a) aircraft operating in an emergency;
- (b) aircraft using the Airport as an alternative to landing at a scheduled airport;
- (c) military aircraft movements; and
- (d) engine testing.

3.4 I agree that the effects of lighting and glare may affect the safety of aircraft operations. However, in my view the method sought by the submitter to address this issue is inefficient as it would require the effects of lighting and glare on aircraft operations to be considered in all locations in the zones subject to this variation (wherever they are located in the District), rather than an approach that is targeted to land in proximity to airports.

3.5 The submission does not provide sufficient information regarding operational aspects of aircraft operations to propose an alternative method to address this issue, and as a result, I am unable to support the relief sought by QAC in its current form. The submitter could through evidence, suggest an efficient method that is targeted to land located near aircraft operations (within the scope of the variation).

3.6 In summary, I recommend that the relief sought by QAC be rejected, as shown in **Appendix 2**.

4. GENERAL MATTERS

4.1 In considering this submission, it has come to my attention that the drafting within the notified provisions is inconsistent with the definitions set out in Chapter 2. Rather than using the term 'transportation network' (as notified) within the matter of discretion for each rule, in my view it would be more appropriate to use the term 'Transport Network', which is the term defined in Chapter 2 definitions, and reflects the intent of the notified variation. The change

5 Proposed District Plan Decisions Version Chapter 2 Definitions – Aircraft Operations.

would provide greater certainty regarding the interpretation of the variation. I consider this is an amendment with minor effect that can be made pursuant to clause 16 Schedule 1 of the RMA.

5. WAYFARE GROUP LIMITED (3343) (WAYFARE)

5.1 Wayfare⁶ seek the following amendment to the matter of discretion for the rules (amendment underlined):

a. the effects of lighting and glare on amenity values, the transport network, navigational safety and the night sky

5.2 My interpretation of the submission is that it seeks discretion to consider the effects of lighting and glare on the navigational safety of vessels operating on waterbodies. The submitter seeks that the matter of discretion apply to all the zones subject to the variation, irrespective of their location relative to waterbodies. In my view the submission bears some similarities to the QAC submission, whereby the relief sought casts a disproportionately wide net to address an issue that is very location-specific, in this case the issue being lighting glare directed towards waterbodies as it would affect navigational safety.

5.3 Land that adjoins waterbodies are predominantly located within the Rural or Open Space and Recreation zones.

5.4 The lighting and glare standard within the Decisions Version of Chapter 21 Rural zone is as follows:

21.5.7	<p>Lighting and Glare⁷</p> <p>21.5.7.1 All fixed exterior lighting must be directed away from adjoining sites and roads; and</p> <p>21.5.7.2 No activity on any site will result in greater than 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site, provided that this rule shall not apply where it can be demonstrated that the design of adjacent buildings adequately mitigates such effects</p>	NC
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⁶ Submission 3343.13 (Wayfare).
⁷ Proposed District Plan Decisions Version Chapter 21 Rural

	21.5.7.3 There must be no upward light spill	
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5.5 The lighting and glare standard within the Decisions Version of Chapter 38 Open Space and Recreation ('OSR') zone is as follows:

38.10.8	<p>Lighting and Glare⁸</p> <p>38.10.8.1 No activity on a Nature Conservation Zone, CPZ, CPZ (Golf), CPZ (Camping Ground) and CPZ (Cemeteries) shall result in a greater than 2.5 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site (when measured or calculated 2.0m inside the boundary of the adjoining property).</p> <p>38.10.8.2 No activity on an Informal Recreation Zone, Active Sports and Recreation Zone and Civic Spaces Zone shall result in a greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site (when measured 2.0m inside the boundary of the adjoining property).</p>	D
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5.1 Main lakes (Lake Wakatipu, Lake Hayes, Wānaka, Hāwea), and main rivers that traverse the urban areas (Shotover, Kawarau, Arrowtown, Clutha, Cardrona, Hāwea) are zoned rural and adjoin the Rural zone and the OSR zone.

5.2 In my view, the lighting and glare Rural zone rule 21.5.7 and the OSR zone rule 38.10.8 are sufficient in managing the effects of lighting and glare on waterbodies as it requires non-complying activity consent for breaches to the lux standard (21.5.7.2) and the requirement that all fixed lighting be directed away from adjoining sites (21.5.7.1).

8 Proposed District Plan Decisions Version Chapter 38 Open Space and Recreation.

5.3 Therefore, consistent with my recommendation on the QAC submission, the relief sought is inefficient and in practice is unlikely to be relevant to the assessment of lighting and glare breaches.

5.4 In summary, I recommend that the relief sought by Wayfare be rejected, as shown in **Appendix 2**.

6. NEW ZEALAND TRANSPORT AGENCY (3229) (NZTA)

6.1 The NZTA submission supports the intent of the rules to require all exterior lighting to be directed away from adjacent roads⁹ as notified. However, the submission requests amendments to the matter of discretion to clarify what effects are to be avoided. The notified variation to the rules are ambiguous, as it is implied that the purpose of the rule is to ensure lighting does not affect the amenity values of the night sky. However, it is not clear what is avoided, remedied or mitigated in relation to the transport network.

6.2 This is applicable to notified rule 7.5.13, 8.5.11, 9.5.10, 12.5.13, 13.5.11, 15.5.9 and 16.5.10.

6.3 The submission¹⁰ seeks amendments as follows (amendments underlined):

Rule 12.5.13, 13.5.11, 15.5.9 and 16.5.10:

a. All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public spaces, and so as to limit the effects on the amenity of adjoining sites, the safety of the transportation network, and the effects on the night sky.

9 Submission 3229.26, 3329.27, 3329.28 (NZTA).

10 Submission 3229.29, 3329.30, 3329.31, 3329.32.

6.4 The submission¹¹ seeks amendments as follows (amendments underlined):

Rule 7.5.13, 8.5.11, 9.5.10, 12.5.13, 13.5.11, 15.5.9, 16.5.10 (matters of discretion):

Discretion is restricted to:

*a. effects of lighting and glare on the amenity values of adjoining site,
the safety of the transportation network and the night sky.*

6.5 In my view, the wording can be further improved with the minor grammatical changes sought by the NZTA. Although submission 3229 has not requested amendments to rule 14.5.9, I recommend that the rule also be amended for consistency. I recommend that the changes sought by the submission be accepted, as they will provide clarity in rule interpretation and are more effective compared to the notified version.

6.6 The amended revised provisions are included in **Appendix 1**.

7. CONCLUSION

7.1 Based on the analysis set out in this report, I recommend that the minor changes within the revised provision in **Appendix 1** be accepted.

7.2 The changes to the notified rules are non-substantive and do not change the intent of the policy. The recommended changes improve the clarity of drafting and is considered to be more appropriate than the notified provision in achieving the purpose and principles of the RMA in a more efficient and effective manner.



Gabriela Glory

18 March 2020

¹¹ Submission 3229.26, 3229.27, 3229.28, 3229.29, 3329.30, 3329.31, 3329.32.

APPENDIX 1

Recommended amendments to variation to glare provisions

Key:

Any black underlined or ~~strike through~~ text, reflects the notified variation.

S42A Report dated 18 March 2020: Recommended changes to the notified provisions are shown in red underlined text for additions and ~~red strike through text~~ for deletions.

Variation to Stage 1 Chapter 7 Lower Density Suburban Residential:

7.5 Rules - Standards

	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
7.5.13	<p><u>Lighting and</u> Glare</p> <p>7.5.13.1 All exterior lighting shall be directed downward and away from the adjacent sites and roads.</p> <p>7.5.13.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.</p>	<p>NG <u>RD</u></p> <p><u>Discretion is restricted to the effects of lighting and glare on:</u></p> <p>a. effects of lighting and glare on amenity values of adjoining sites</p> <p><u>b. the safety of the transportation network</u> <u>Transport Network,</u></p> <p><u>c. the night sky.</u></p>

Variation to Stage 1 Chapter 8 Medium Density Residential:

8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.11	<p><u>Lighting and</u> Glare</p> <p>8.5.11.2 All exterior lighting shall be directed downward and away from the adjacent sites and roads.</p> <p>8.5.11.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.</p>	<p>NG <u>RD</u></p> <p><u>Discretion is restricted to the effects of lighting and glare on:</u></p> <p>a. effects of lighting and glare on <u>amenity values of adjoining sites</u></p> <p>b. the safety of the transportation network <u>Transport Network,</u></p> <p>c. <u>the night sky.</u></p>

Variation to Stage 1 Chapter 9 High Density Residential:

9.5 Rules – Standards

	Standards for activities located in the High Density Residential Zone	Non-compliance status
9.5.10	<p><u>Lighting and</u> Glare</p> <p>9.5.10.1 All exterior lighting shall be directed downward and away from the adjacent sites and roads.</p> <p>9.5.10.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.</p>	<p>NG <u>RD</u></p> <p><u>Discretion is restricted to the effects of lighting and glare on:</u></p> <p>a. effects of lighting and glare on <u>amenity values of adjoining sites</u></p> <p>b. the safety of the transportation network <u>Transport Network,</u></p> <p>c. <u>the night sky.</u></p>

Variation to Stage 1 Chapter 12 Queenstown Town Centre:

12.5 Rules - Standards

	Standards for activities located in the Wanaka Town Centre Zone	Non-compliance status
12.5.13	<p><u>Lighting and</u> Glare</p> <p>12.5.13.2 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects <u>on the amenity of adjoining sites, the safety of the transport network and the effects</u> on the night sky.</p> <p>12.5.13.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p>12.5.13.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned residential measured at any point more than 2m inside the boundary of the adjoining property.</p>	<p>NC RD</p> <p><u>Discretion is restricted to the effects of lighting and glare on:</u></p> <p>a. effects of lighting and glare on <u>amenity values of adjoining sites</u></p> <p>b. the safety of the transportation network <u>Transport Network,</u></p> <p><u>c. the night sky.</u></p>

Variation to Stage 1 Chapter 13 Wanaka Town Centre:

13.5 Rules – Standards

	Standards for activities located in the Wanaka Town Centre Zone	Non-compliance status
13.5.11	<p><u>Lighting and</u> Glare</p> <p>13.5.11.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects <u>on the amenity of adjoining sites, the safety of the transport network and the effects</u> on the night sky.</p> <p>13.5.11.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p>13.5.11.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned residential measured at any point more than 2m inside the boundary of the adjoining property.</p> <p>13.5.11.4 External building materials shall either be coated in colours which have a reflectance value of between 0 and 36%; or consist of unpainted wood (including sealed or stained wood), unpainted stone, unpainted concrete, or copper. <u>Except that:</u></p> <ul style="list-style-type: none"> a. architectural features, including doors and window frames, may be any colour; and b. Roof colours shall have a reflectance value of between 0 and 20%. 	<p>NC RD</p> <p><u>Discretion is restricted to the effects of lighting and glare on:</u></p> <ul style="list-style-type: none"> a. effects of lighting and glare on amenity values of adjoining sites b. the safety of the transportation network <u>Transport Network,</u> c. <u>the night sky.</u>

Variation to Stage 1 Chapter 14 Arrowtown Town Centre:

14.5 Rules – Standards

	Standards for activities located in the Arrowtown Town Centre Zone	Non-compliance status
14.5.9	<p><u>Lighting and</u> Glare</p> <p>14.5.9.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects <u>on the amenity of adjoining sites, the safety of the transport network and the effects</u> on the night sky.</p> <p>14.5.9.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p>14.5.9.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned residential measured at any point more than 2m inside the boundary of the adjoining property.</p> <p>14.5.9.4 All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.</p>	<p>NG RD</p> <p>Discretion _____ is restricted to <u>the effects of lighting and glare on:</u></p> <p>a. effects of lighting and glare on <u>amenity values of adjoining sites</u></p> <p>b. the safety of the transportation network <u>Transport Network,</u></p> <p>c. <u>the night sky.</u></p>

Variation to Stage 1 Chapter 15 Local Shopping Centre Zone:

Policy 15.2.3.3

Ensure that the location and direction of lights does not cause significant glare to other properties, roads and public places and promote lighting design that mitigates adverse effects on views of the night sky and provide a safe and well-lit environment for pedestrians.

15.5 Rules

	Standards for activities located in the Local Shopping Centre Zone	Non-compliance status
15.5.9	<p><u>Lighting and</u> Glare</p> <p>a- <u>14.5.9.1</u> All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects <u>on the amenity of adjoining sites, the safety of the transport network and the effects on the night sky.</u></p> <p>b- <u>14.5.9.2</u> No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p>e- <u>14.5.9.3</u> No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned residential measured at any point more than 2m inside the boundary of the adjoining property.</p> <p>d. _____ All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.</p>	<p><u>NG RD</u></p> <p><u>Discretion _____ is restricted to the effects of lighting and glare on:</u></p> <p>a. effects—of lighting and glare on <u>amenity values of adjoining sites</u></p> <p>b. <u>the safety of the transportation-network Transport Network,</u></p> <p>c. <u>the night sky.</u></p>

Variation to Stage 1 Chapter 16 Business Mixed Use Zone:

16.5 Rules - Standards

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
16.5.10	<p><u>Lighting and Glare</u></p> <p>16.5.10.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects on the amenity of adjoining sites, the safety of the transport network and the effects on the night sky.</p> <p>16.5.10.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p>16.5.10.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned residential measured at any point more than 2m inside the boundary of the adjoining property.</p> <p>16.5.10.4 External building materials shall either be coated in colours which have a reflectance value of between 0 and 36%; or consist of unpainted wood (including sealed or stained wood), unpainted stone, unpainted concrete, or copper. Except that:</p> <ul style="list-style-type: none"> a. architectural features, including doors and window frames, may be any colour; and b. Roof colours shall have a reflectance value of between 0 and 20%. 	<p><u>NC RD</u></p> <p>Discretion is restricted to <u>the effects of lighting and glare on:</u></p> <ul style="list-style-type: none"> a. effects of lighting and glare on amenity values of adjoining sites <u>b. the safety of the transportation network Transport Network,</u> <u>c. the night sky.</u>

Appendix 2
Summary of submissions and recommended decisions

APPENDIX 2
Summary of submissions and recommended decisions

No.	Organisation	On Behalf Of	Point No.	Position	Submission Summary	Provision	Planner Recommendation
3229		NZ Transport Agency	3229.26	Oppose	That under Rule 7.5.13 matter of discretion a. be amended to read ' effects of lighting and glare on the amenity values of adjoining sites, the safety of the transportation network and the night sky'.	2.4.1-Variation to Chapter 7 - Lower Density Suburban	Accept
3229		NZ Transport Agency	3229.27	Oppose	That under Rule 8.5.11 matter of discretion a. be amended to read ' effects of lighting and glare on the amenity values of adjoining sites, the safety of the transportation network and the night sky'.	2.4.2-Variation to Chapter 8 - Medium Density Residential	Accept
3229		NZ Transport Agency	3229.28	Oppose	That under Rule 9.5.10 matter of discretion a. be amended to read ' effects of lighting and glare on the amenity values of adjoining sites, the safety of the transportation network and the night sky'.	2.4.3-Variation to Chapter 9 -High Density Residential	Accept
3229		NZ Transport Agency	3229.29	Oppose	That Rule 12.5.13.1 be amended to include the words ' the effects on the amenity of adjoining sites, the safety of the transportation network, and' after the word 'limit' and before the words 'the effects on the night sky', with matter of discretion a. amended to read ' effects of lighting and glare	2.4.4-Variation to Chapter 12 - Queenstown Town Centre	Accept
3229		NZ Transport Agency	3229.30	Oppose	That Rule 13.5.11.1 be amended to include the words ' the effects on the amenity of adjoining sites, the safety of the transportation network, and' after the word 'limit' and before the words 'the effects on the night sky', with matter of discretion a. amended to read ' effects of lighting and glare	2.4.5-Variation to Chapter 13 - Wanaka Town Centre	Accept
3229		NZ Transport Agency	3229.31	Oppose	That Rule 15.5.9.1 be amended to include the words ' the effects on the amenity of adjoining sites, the safety of the transportation network, and' after the word 'limit' and before the words 'the effects on the night sky', with matter of discretion a. amended to read ' effects of lighting and glare	2.4.7-Variation to Chapter 15 - Local Shopping Centre Zone	Accept
3229		NZ Transport Agency	3229.32	Oppose	That Rule 16.5.10.1 be amended to include the words ' the effects on the amenity of adjoining sites, the safety of the transportation network, and' after the word 'limit' and before the words 'the effects on the night sky', with matter of discretion a. amended to read ' effects of lighting and glare	2.4.8-Variation to Chapter 16 - Business Mixed Use Zone	Accept
3316	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.22	Oppose	That the activity status for Rule 15.5.19 is amended from Non-Complying to Restricted Discretionary and the matter of discretion labelled 'a.' is amended to include aircraft operations.	2.4-Variation to Chapter 7,9 12-16 - Glare	Reject
3316	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.31	Oppose	That the activity status for Rule 7.5.13 is amended from Non-Complying to Restricted Discretionary and the matter of discretion labelled 'a.'" is amended to include aircraft operations.	2.4-Variation to Chapter 7,9 12-16 - Glare	Reject
3316	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.32	Support	That the activity status for Rule 8.5.11 is amended from Non-Complying to Restricted Discretionary and the matter of discretion labelled 'a.'" is amended to include aircraft operations.	2.4-Variation to Chapter 7,9 12-16 - Glare	Reject
3316	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.33	Oppose	That the activity status for Rule 9.5.10 is amended from Non-Complying to Restricted Discretionary and the matter of discretion labelled 'a.'" is amended to include aircraft operations.	2.4-Variation to Chapter 7,9 12-16 - Glare	Reject
3343		WAYFARE GROUP LIMITED	3343.13	Oppose	That an additional matter of discretion is inserted to the rule concerning glare to include 'navigational safety' where these provisions apply to land use that may effect navigational safety.	2.4-Variation to Chapter 7,9 12-16 - Glare	Reject