
Point Number	21.6	Provision:	9-1 Introduction > 23-1.5 Review Procedures / Changes to the Plan
Position:	Support		
Summary of Submission	General support.		

Point Number	21.7	Provision:	9-1 Introduction > 23-1.5 Review Procedures / Changes to the Plan
Position:	Support		
Summary of Submission	General support.		

Point Number	21.8	Provision:	9-1 Introduction > 45-1.7 Information to be submitted
Position:	Support		
Summary of Submission	General support.		

Submitter Number:	42	Submitter:	J, E & ML Russell & Stiassny
Contact Name:		Email:	andrew.lovelock@gallowaycookallan.co.nz
Address:	PO Box 450, Wanaka, New Zealand, 9343		

Point Number	42.1	Provision:	9-1 Introduction > 45-1.7 Information to be submitted > 51-1.7.6
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend Part 1.7.6 to add a new sentence at the end of the current draft provision, as follows: 'the erection of height poles outside the resource consent process and beyond the period of assessment by the Council is prohibited'.		

Position: Oppose

Summary of Submission Building outline: Retention of the wording in the Operative District Plan as follows:
Building Outline
Any applicant for resource consent to establish a building in the Rural ~~General~~ and the Rural ~~Living Zones Residential and Rural Lifestyle Zones~~ shall erect poles or other similar devices to identify the bulk of the proposed building to be erected on the site. The poles are to be in place prior to site assessment and must remain in place until the Council has completed the application. Poles or other similar devices may also be required for new development in other zones at the discretion of the Council.

Point Number 145.4 **Provision:** 9-1 Introduction > 10-1.1 Purpose

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

Summary of Submission Deletion of Part 3 of the Operative District Plan and its replacement by Part 1.1 of the Proposed District Plan.

Point Number 145.17 **Provision:** 9-1 Introduction > 26-1.6 How to use this Plan > 44-1.6.18.

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

Summary of Submission Amend to: *1.6.18 Despite the above, Council may publicly notify an application if it decides that special circumstances exist in relation to the application. In the case of subdivision and/or development within Outstanding Natural Landscape or on Outstanding Natural Features non-notification will only occur in very exceptional cases.*

Submitter Number: 197 **Submitter:** Jeffrey Hylton

Contact Name: **Email:** truegrit25.06productions@xtra.co.nz

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

Point Number 197.1 **Provision:** 9-1 Introduction > 10-1.1 Purpose

Position: Support

Summary of Submission We should not need resource consents for issues that can be solved by a simple permit (or at all for community or social , sporting events etc).

Point Number	197.2	Provision:	9-1 Introduction > 11-1.2 Legal Framework
Position:	Support		
Summary of Submission	General support.		
<hr/>			
Point Number	197.3	Provision:	9-1 Introduction > 18-1.3 Cross Boundary Issues
Position:	Support		
Summary of Submission	General support.		
<hr/>			
Point Number	197.4	Provision:	9-1 Introduction > 20-1.4 Environmental Monitoring
Position:	Support		
Summary of Submission	General support.		
<hr/>			
Point Number	197.5	Provision:	9-1 Introduction > 23-1.5 Review Procedures / Changes to the Plan
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	All areas set out as reserves or special areas, golf courses which act as green zones, set aside in some other plan remain as such indefinitely and not developed by a new council or sold off at somebodies whim. This is NOT Auckland and town boundaries should be clear and not a guideline		
<hr/>			
Point Number	197.6	Provision:	9-1 Introduction > 26-1.6 How to use this Plan
Position:	Support		
Summary of Submission	Although I support this I feel that those who spend the most on lawyers and planners generally get their way. Some areas are grey and need a decision for or against but my observations are that the powerful get the tick.		
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Submitter Number:	243	Submitter:	Christine Byrch
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Contact Name:		Email:	chrisbyrch@hotmail.com
Address:	PO Box 858, Queenstown, New Zealand, 9348		
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Point Number	243.2	Provision:	9-1 Introduction > 10-1.1 Purpose
Position:	Oppose		
Summary of Submission	That this section will be rewritten to reflect a competent and articulate council.		
<hr/>			
Point Number	243.3	Provision:	9-1 Introduction > 26-1.6 How to use this Plan > 35-1.6.9:
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Council to clarify its powers to make decisions on controlled activities.		
<hr/>			

Submitter Number:	339	Submitter:	Evan Alty
Contact Name:		Email:	altyevan@gmail.com
Address:	PO Box 10, Lake Hawea, New Zealand, 9345		
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Point Number	339.1	Provision:	9-1 Introduction
Position:	Support		
Summary of Submission	Concerned that too much emphasis is being placed on economic well being to the detriment of the natural and physical resources it is supposed to safeguard		
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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 600.3 **Provision:** 9-1 Introduction > 11-1.2 Legal Framework > 15-1.2.4 :

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

Summary of Submission 1.2.4 is re-written as (or words to similar effect):
Existing use rights do not apply if:

- The use of land has been discontinued for a continuous period of more than 12 months after the rule in the district plan took legal effect, unless the Council has granted an extension by way of application; or
- Reconstruction, alteration or extension of any building that contravenes a rule in the District Plan increases its degree of non-compliance.

Submitter Number: 719 **Submitter:** NZ Transport Agency

Contact Name: Tony MacColl **Email:**

Address: PO Box 5245, Moray Place, Dunedin, New Zealand, 9058

Point Number 719.1 **Provision:** 9-1 Introduction > 45-1.7 Information to be submitted > 50-1.7.5

Position: Oppose

Summary of Submission Delete Designations 1.7.5 from the Introduction Chapter

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 805.1 **Provision:** 9-1 Introduction > 18-1.3 Cross

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

Summary of Submission Supports with amendments. Add the following bullet point to the list of procedures Council will follow:

If infrastructure is proposed across regional or district boundaries, Council will apply a consistent and coordinated approach to the provisions.

Point Number 805.2 **Provision:** 9-1 Introduction > 26-1.6 How to use this Plan > 37-1.6.11.

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

Summary of Submission Supports with amendments:

Include explanatory diagram of the relationship between the district plan and other RMA plans and policy documents.

Include the following text:

In addition to the District provisions within this Plan, the RMA also requires national level Policies and Standards to be applied. National Policy Statements state policy on matters of national significance relevant to achieving the purposes of the RMA. A number of National Policy Statements have been enacted and the District Plan must give effect to these National Policy Statements. Similarly, a District Plan cannot contain rules that could duplicate or conflict with regulations in a National Environmental Standard. Similarly The Regional Council has its own rules which cover several Districts. These additional high level provisions will be referred to where practicable to do so. Users of the Plan are responsible

Point Number 805.3 **Provision:** 9-1 Introduction > 26-1.6 How to use this Plan > 40-1.6.14.

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

Summary of Submission Supports with amendments. Amend the second paragraph to:

Special consultation procedures may apply to activities, which affect infrastructure or sites or values of significance to the tangata whenua. An applicant is advised to refer to any consultation documents, national policy statements or Iwi Management Plans, which the Council may have available.

Submitter Number: 810 **Submitter:** Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua

Contact Name: Tim Vial **Email:** tim@kolkold.co.nz

Address: PO Box 446, Dunedin, New Zealand, 9054

Point Number 810.2 **Provision:** 9-1 Introduction > 26-1.6 How to use this Plan > 40-1.6.14.

Position: Not Stated

Summary of Submission Amend this paragraph as follows:

Special consultation procedures may apply to activities, which affect sites or values of significance to ~~the tangata whenua Manawhenua~~. An applicant is advised to refer to ~~any~~ Council consultation documents, ~~or~~ Iwi Management Plans, ~~which the Council may have available, or~~ the Manawhenua environmental consultancies.

Point Number 110.1 **Provision:** 54-2Definitions

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

Summary of Submission Add definition of Precedent.

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 126.8 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission A commitment to robustly defend the density limits proposed.

Submitter Number: 170 **Submitter:** Cameron Steele

Contact Name: **Email:** mrcameronsteele@yahoo.com

Address: po box 727, Queenstown, Queenstown, New Zealand, 9348

Point Number 170.1 **Provision:** 54-2Definitions

Position: Oppose

Summary of Submission Delete the following text from the definition of Building:

~~Notwithstanding the definition set out in the Building Act 2004, a building shall include:
• Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for residential accommodation for a period exceeding 2 months.~~

Point Number	179.6	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Support		
Summary of Submission	<p>Support in part. Definition of Telecommunication Facility - Retain and amend to include:</p> <p><i>Means devices such as aerials, dishes, antennae, <u>wi-fi and microcells</u>, <u>lines (including cables)</u> wires, cables, casings, tunnels and associated equipment and support structures, and equipment shelters, such as towers, masts and poles, and equipment buildings <u>telecommunication kiosks</u> telephone boxes, used for the transmitting, emission or receiving of communications.</i></p>		
Point Number	179.7	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Support		
Summary of Submission	<p>Support in part. Definition of Utility - Retain and amend sixth bullet point:</p> <p><i>"structures, facilities, plant, <u>antennas, lines (including cables)</u>, equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities)"</i> OR Delete definition and use RMA definition of 'infrastructure' instead.</p>		

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	191.2	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Building: Amend the definition to refer to the Building Act 2004 definition.		
Point Number	191.3	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Support		
Summary of Submission	Height: retain as notified.		

Point Number 191.4 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Support

Summary of Submission

Support in part. Minor Upgrading: Amend the definition to read:

Addition of a single service support structure for the purpose of providing a service connection to a site, except in the Rural zone;

- *The addition of up to three new support structures extending the length of an existing line provided the line has not been lengthened in the preceding five year period, except in the Rural Zone;*
- *An increase by no more than 30% in any dimension for utility poles, structures, or cabinets or antenna.*
- *Addition of lines and ancillary equipment to existing poles*

Point Number 191.5 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Support

Summary of Submission

Support in part. Telecommunication Facility: Amend to read as follows:

Means devices, such as aerials, dishes, antennae, wi-fi and microcells, lines (including cables), wires, cables, casings, tunnels and associated equipment and support structures, and equipment shelters, such as towers, masts and poles, and equipment buildings and telecommunication kiosks ~~telephone boxes~~, used for the transmitting, emission or receiving of communications.

Point Number 191.6 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Support

Summary of Submission

Support in part. Utility: Amend to read as follows:

sixth bullet point:

“structures, facilities, plant, antennas, lines (including cables), equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities);”

OR

Delete definition and use RMA definition of ‘infrastructure’ instead.

Submitter Number: 192

Submitter: Mactodd

Contact Name: Tony Ray **Email:** tray@mactodd.co.nz

Address: PO Box 653 , Queenstown, Queenstown, New Zealand, 9348

Point Number 192.1 **Provision:** 54-2Definitions

Position: Oppose

Summary of Submission Amend the definitions of 'urban development' and 'urban growth boundary' in accordance with Part F and paragraphs 15 to 28 of the Environment Court's decision in Monk v Queenstown Lakes District Council Decision No. [2013] NZEnvC 12.

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 208.43 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Oppose

Summary of Submission Opposes the definition of Floor Area Ratio. Delete the definition.

Submitter Number: 220 **Submitter:** Clive Manners Wood

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

Address: 101 Malaghans Road, RD 1, Queenstown, New Zealand, 9371

Point Number 220.1 **Provision:** 54-2Definitions

Position: Oppose

Summary of Submission

Delete the proposed definition of Informal Airports.

Submitter Number: 243

Submitter: Christine Byrch

Contact Name:

Email: chrisbyrch@hotmail.com

Address: PO Box 858, Queenstown, New Zealand, 9348

Point Number 243.4

Provision: 54-2Definitions

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

Summary of Submission Rewrite the definitions based on the following comments:

Activity Sensitive To Aircraft Noise (ASAN) - this should specifically include outdoor spaces associated with residential, visitor accommodation, community, and day care activities. eg "Means any residential activity, visitor accommodation activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with these activities and any educational facility, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices."

Point Number 243.34

Provision: 54-2Definitions

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

Summary of Submission Rewrite the definitions based on the following comments:

Aircraft Operations – why is "aircraft using the Airport as an alternative to landing at a scheduled airport" excluded?

Point Number 243.35

Provision: 54-2Definitions

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

Summary of Submission Rewrite the definitions based on the following comments:

Domestic Livestock – to be consistent with the definition of commercial livestock, this definition should refer to the livestock rather than their keeping.

Point Number 243.36 **Provision:** 54-2Definitions

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

Summary of Submission Rewrite the definitions based on the following comments:

Ecosystem Services – are not just the services that people benefit from.

Point Number 243.37 **Provision:** 54-2Definitions

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

Summary of Submission Rewrite the definitions based on the following comments:

Farming Activity – write more clearly.

Point Number 243.38 **Provision:** 54-2Definitions

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

Summary of Submission Rewrite the definitions based on the following comments:

Hotel – missing a word Kitchen Facility – this is not very clear.

Point Number 243.39 **Provision:** 54-2Definitions

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

Summary of Submission Rewrite the definitions based on the following comments:

Nature Conservation Values - surely you need to define the values here. Their 'preservation and protection etc' does not define these values.

Point Number 243.40 **Provision:** 54-2Definitions

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

Summary of Submission Rewrite the definitions based on the following comments:

Noise - Ldn: delete the day/night level, . I thought that this measure was not accepted by QLDC when last advertised? Any level of noise can be made to meet a standard by averaging it over a long enough time period. This level has been introduced simply to allow helicopter noise. Why are helicopters a special case? They should meet the noise standards as every other activity is

required to do.

Point Number 243.41 **Provision:** 54-2Definitions

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

Summary of Submission Rewrite the definitions based on the following comments:

Residential activity - definition needs to be clearly written and perhaps renamed to make clear whether you are referring to the building or the use of the building. At the moment, they are very muddled. Also clarify Secondary unit.

Residential (in general):

Residential buildings and living in those residential buildings - two activities and needs to be more clearly stated as such in the definitions. Is it necessary to call residential buildings residential activity? Residential unit?

Point Number 243.42 **Provision:** 54-2Definitions

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

Summary of Submission Rewrite the definitions based on the following comments:

Residential flat - definition needs to be clearly written and perhaps renamed to make clear whether you are referring to the building or the use of the building. At the moment, they are very muddled. Also clarify Secondary unit.

Point Number 243.43 **Provision:** 54-2Definitions

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

Summary of Submission Rewrite the definitions based on the following comments:

Residential unit - definition needs to be clearly written and perhaps renamed to make clear whether you are referring to the building or the use of the building. At the moment, they are very muddled. Also clarify Secondary unit.

Point Number 243.44 **Provision:** 54-2Definitions

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

Summary of Submission Rewrite the definitions based on the following comments:

Ski Area Activities - delete points (a) and (d) - too broad. Point (c) - should it be 'or' or 'of'?

Point Number 243.45 **Provision:** 54-2Definitions

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

Summary of Submission Rewrite the definitions based on the following comments:

Temporary Activities - improve the wording.

Point Number 243.46 **Provision:** 54-2Definitions

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

Summary of Submission Rewrite the definitions based on the following comments:

Temporary Events - 'uses similar in character' to what? Unit - you refer to 'visitor accommodation unit' but this is not defined anywhere.

Point Number 243.47 **Provision:** 54-2Definitions

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

Summary of Submission Rewrite the definitions based on the following comments:

Visitor Accommodation - this is defined as the use of buildings and land. You need to also define the buildings and infrastructure that is used to provide for visitor accommodation, as you have attempted to do for residential buildings and use of residential living, so that separate resource consents can be described for the infrastructure and for its use.

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	251.32	Provision:	54-2Definitions
Position:	Oppose		
Summary of Submission	Oppose in part the definition of Minor Upgrading. PowerNet seeks that this definition is amended to include the replacement of equipment, including but not limited to structures, transformers, and switch rooms.		

Submitter Number:	252	Submitter:	HW Richardson Group
Contact Name:	Megan Justice	Email:	megan.justice@mitchellpartnerships.co.nz
Address:	PO Box 489, Dunedin, 9054		

Point Number	252.1	Provision:	54-2Definitions
Position:	Support		
Summary of Submission	The submitter supports the following definition: Industrial Activity		

Point Number	252.2	Provision:	54-2Definitions
Position:	Support		
Summary of Submission	The submitter supports the following definition: Mining activity		

Point Number	252.3	Provision:	54-2Definitions
Position:	Support		
Summary of Submission	The submitter supports the following definition:		

Outdoor storage

Point Number 252.4 **Provision:** 54-2Definitions

Position: Support

Summary of Submission The submitter supports the following definition:

Rural industrial activity

Point Number 252.5 **Provision:** 54-2Definitions

Position: Support

Summary of Submission The submitter supports the following definition:

Service activity

Point Number 252.6 **Provision:** 54-2Definitions

Position: Support

Summary of Submission The submitter supports the following definition:

Waste management facility

Point Number 252.7 **Provision:** 54-2Definitions

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

Summary of Submission

Oppose in part. Submitter seeks the following amendment to the definition of '**waste**':

Means any contaminant, whether liquid solid, gaseous, or radioactive, which is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an adverse effect on the environment, and which includes all unwanted and economically unusable by-products at any given place and time, and any other matters which may be discharged accidentally or otherwise, to the environment. Waste does not include cleanfill.

Point Number	252.8	Provision:	54-2Definitions
Position:	Support		
Summary of Submission	<p>Submitter seeks that the definition of 'cleanfill' from Plan Change 49 is included in the Proposed Plan, as set out below:</p> <p>Means asphalt (cured), bricks, ceramics, concrete, fibre cement building products, glass, road sub-base, soils, rock, gravel and clay.</p>		
Point Number	252.9	Provision:	54-2Definitions
Position:	Support		
Summary of Submission	<p>The submitter supports the following definition:</p> <p>Heavy Vehicle</p>		

Submitter Number:	258	Submitter:	Peter Barrow
Contact Name:		Email:	peter@accommodationwanaka.com
Address:	P.O. Box 301, Wanaka, Wanaka, NZ, 9343		
Point Number	258.1	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Oppose		
Summary of Submission	<p>Either keep the status Quo or delay the introduction of the new rules until further discussions are held with representatives involved in the holiday home rental industry. (Visitor Accommodation)</p>		

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	271.2	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	<p>The definition of Activities Sensitive to Aircraft Noise (ASAN) omits to include educational classrooms, educational buildings and educational playgrounds. These are clearly activities sensitive to aircraft noise and they were included within the definition of ASAN in PC19.</p> <p>Amend Definition of activities sensitive to aircraft noise to include educational classrooms, educational buildings and educational playgrounds within the definition of Activities Sensitive to Aircraft Noise.</p>		

Submitter Number:	278	Submitter:	none
Contact Name:	Sousa Jefferson	Email:	info@thewordsmith.co.nz
Address:	44 Frye Crescent, Albert Town, Wanaka, 9305		

Point Number	278.1	Provision:	54-2Definitions
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	<p>Amend the definition of Visitor Accommodation, Part A (exclusions) to include <u>'The letting of a residential unit that is the primary residence where the letting occurs for less than 30 days per calendar year'</u>.</p>		

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

Point Number	296.1	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	Define 'aircraft' as 'motorised aircraft' so that any rules are targeted to the primary issue of noise.		
Point Number	296.2	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Define 'informal airports' as remote landing areas used by infrequently by helicopter operations;		

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	315.1	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Oppose		
Summary of Submission	Remove the second paragraph of the definition relating to Clearance of Indigenous Vegetation		

Submitter Number:	339	Submitter:	Evan Alty
Contact Name:		Email:	altyevan@gmail.com
Address:	PO Box 10, Lake Hawea, New Zealand, 9345		
Point Number	339.9	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Oppose		
Summary of Submission	Vegetation Clearance. Amend as follows: <i>Means the removal, trimming, felling, or modification of any vegetation and includes cutting,</i>		

crushing, cultivation, soil disturbance including direct drilling, spraying with herbicide or other substance, burning.

Clearance of vegetation includes the deliberate application of water or other substance, where it would change the ecological conditions such that the resident indigenous plant(s) are killed or threatened by competitive exclusion, or disease. Includes dry land cushion field species.

Point Number 339.10 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Oppose

Summary of Submission Exotic

Amend as follows:

-

~~*In relation to trees and plants means species which are not indigenous to that part of the New Zealand*~~

Non native plant and tree species introduced into an area where they do not occur naturally.

Point Number 339.11 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Oppose

Summary of Submission Indigenous Vegetation

Amend as follows:

Means vegetation that occurs naturally in New Zealand, or arrived in New Zealand through natural processes without human ~~assistance~~-Intervention.

Point Number 339.12 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Support

Summary of Submission Support Nature Conservation Values

Point Number 339.13 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission Add new definition:

'Margin'

Land immediately adjacent to the bed of a river, wetland, lake or estuary which is likely to be affected by a high water table, flooding, fluvial erosion, or sediment deposition, and often

Contact Name: Stephen Winter **Email:** steve.winter@ppgroup.co.nz

Address: PO Box 2645, Frankton, Queenstown, New Zealand, 9348

Point Number 370.1 **Provision:** 54-2Definitions

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

Summary of Submission Amend the definition of site, which refers to the Unit Titles Act 1972, to include 'and replacement Acts', or 'or Unit Titles Act 2010'. References to the Unit Titles Act 1972 throughout the Plan also include reference to replacement legislation. i.e. for now, the Unit Titles Act 2010.

Submitter Number: 373 **Submitter:** Department of Conservation

Contact Name: Geoff Deavoll **Email:** gdeavoll@doc.govt.nz

Address: PO Box 4715, Christchurch, 8140

Point Number 373.1 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission Amend the definition of 'Clearance of Vegetation' as follows:

Clearance of vegetation includes, the deliberate application of water, or over sowing, where it would change the ecological conditions such that the resident indigenous plant(s) are killed by competitive exclusion. Includes dryland cushion field species.

Point Number 373.2 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission Include new definition for 'biodiversity offsets or offsetting' as follows:

Measurable conservation outcomes resulting from actions designed to compensate for significant residual adverse biodiversity impacts arising from project development after appropriate avoidance, minimisation, remediation and mitigation measures have been taken. The goal of biodiversity offsetting is to achieve no net loss and preferably a net gain of biodiversity on the ground.

Point Number 373.3 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission Include a definition of 'no net loss' as follows:

No overall reduction in biodiversity as measured by type, amount and condition.

Submitter Number: 376 **Submitter:** Southern Hemisphere Proving Grounds Limited
Contact Name: Tom Elworthy **Email:** ebony.ellis@chapmantripp.com
Address: 245 Blenheim Road, Upper Riccarton, Christchurch, 8041

Point Number 376.1 **Provision:** 54-2Definitions

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

Summary of Submission Add the following to the definition of 'Ski Area Activities'

in the Waiorau Snow Farm Ski Area Sub Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories- and driver training activities.

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 383.2 **Provision:** 54-2Definitions

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

Summary of Submission Add new definition of Energy Activities:

'Energy Activities

- Small and Community-Scale Distributed Electricity Generation and Solar Water Heating
- Renewable Electricity Generation
- Non-renewable Electricity Generation
- Wind Electricity Generation
- Solar Electricity Generation
- Solar Water Heating
- Stand-Alone Power Systems (SAPS)
- Biomass Electricity Generation
- Hydro Generation Activity
- Mini and Micro Hydro Electricity Generation

Point Number 383.3 **Provision:** 54-2Definitions

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

Summary of Submission 1. Amend the definition of Aircraft as follows:

'Means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by reactions of the air against the surface of the earth. Excludes remotely piloted aircraft that weigh less than 15 kilograms.'

2. Add a new definition of Remotely Piloted Aircraft as follows: 'Remotely Piloted Aircraft: Means an unmanned aircraft that is piloted from a remote station.'

Point Number 383.4 **Provision:** 54-2Definitions

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

Summary of Submission Add the following to the definition of "Utility": flood protection works.

Point Number 383.5 **Provision:** 54-2Definitions

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

Summary of Submission Amend the definition of Ecosystem Services so it reads as follows: Ecosystem services are categorised as 'provisioning', such as food, timber and freshwater; 'regulating', such as air quality, climate and pest regulation; 'cultural' such as recreation and sense of belonging; and

'supporting', such as soil quality and natural habitat resistance to weeds.

Point Number 383.6 **Provision:** 54-2Definitions

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

Summary of Submission Regarding the definitions of 'Sensitive Activities-Transmission Corridor' and "National Grid Sensitive Activities" - clarify whether separate definitions are necessary and combine into a single definition if possible.

Point Number 383.7 **Provision:** 54-2Definitions

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

Summary of Submission Delete all definitions relating to signage and replace with only those recently made operative under QLDC Plan Change 48.

Point Number 383.8 **Provision:** 54-2Definitions

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

Summary of Submission Delete all reference to Maori words in Chapter 2 and rely on those in the proposed Chapter 5.

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 400.2 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission That Council provide in the definition of "building" and "structure" that the same does not include irrigation pivots or other irrigation infrastructure.

Point Number 400.7 **Provision:** 54-2Definitions

Position: Oppose

Summary of Submission Amend the definitions of "clearance" and "vegetation" to exclude relevance to application of water.

Submitter Number: 407 **Submitter:** Mount Cardrona Station Limited

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

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

Point Number 407.1 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission Supports the definition of ski area activities but seeks the following modifications:

(a) Insert a new definition for "*Passenger Lift Systems*" as follows:

Passenger Lift Systems

Means any mechanical system used to convey or transport passengers within or to a Ski Area Sub-Zone, including chairlifts, gondolas, T-bars and rope tows, and including all moving, fixed and ancillary components of such systems such as towers, pylons, cross arms, pulleys, cables, chairs, cabins, and structures to enable the embarking and disembarking of passengers.

(b) Modify the definition of "*Ski Area Activities*" as follows:

Ski Area Activities

Means the use of natural and physical resources for the purpose of providing for:

[...]

(a) recreational activities either commercial or non commercial.

(b) chairlifts, t-bars and rope tows to facilitate commercial recreational activities. Passenger lift systems

[...]

Point Number	421.2	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Oppose		
Summary of Submission	Building - Requests the definition of Building be amended to be consistent with the Building Act 2004 definition, and remove additional exclusions.		
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Point Number	421.3	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Support		
Summary of Submission	Supports the definition of Height and supports the exclusions from the definition of height as pragmatic and reasonable		
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Point Number	421.4	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports in part the definition of Minor Upgrading - requests amendment as identified in submission 421		
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Point Number	421.5	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports in part the definition of Telecommunications Facility - requests minor amendments to improve certainty as identified in submission 421		
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Point Number	421.6	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Supports in part the definition of Utility - seeks minor amendments to clarify that antennas are included as part of the equipment on a telecommunication and radio communication facility and to more closely align with the terminology of the Telecommunications Act 2001. Suggested amendments identified in submission 421.		
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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 433.1 **Provision:** 54-2Definitions

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

Summary of Submission 1. The definitions contained in the Proposed Plan should be consistent with and give effect to recent Environment Court decisions on:

1. Plan Change 19 (Frankton Flats B Zone);

2. Plan Change 26 Wanaka Airport; and

3. Plan Change 35 Queenstown Airport.

2. The definitions that were in place at the time the above plan changes were promulgated should also be included in the Proposed Plan to ensure the accurate interpretation and application of the provisions introduced by these plan changes.

Point Number 433.2 **Provision:** 54-2Definitions

Position: Support

Summary of Submission **Activity Sensitive To Aircraft Noise (ASAN) :** Retain the definition as notified.

Point Number 433.3 **Provision:** 54-2Definitions

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

Summary of Submission Activity Sensitive To Aircraft Noise (ASAN) Wanaka : Support in part.

Delete the definition and replace it with definition of 'Activities Sensitive to Aircraft Noise (ASAN)'; or

Retain the definition as notified.

Point Number 433.4 **Provision:** 54-2Definitions

Position: Support

Summary of Submission **Aerodrome** : Retain the definition as notified.

Point Number 433.5 **Provision:** 54-2Definitions

Position: Support

Summary of Submission **Aircraft** : Retain the definition as notified.

Point Number 433.6 **Provision:** 54-2Definitions

Position: Support

Summary of Submission **Aircraft Operations:** Retain the definition as notified.

Point Number 433.7 **Provision:** 54-2Definitions

Position: Oppose

Summary of Submission Air Noise Boundary: Delete the definition.

Point Number 433.8 **Provision:** 54-2Definitions

Position: Support

Summary of Submission Air Noise Boundary Queenstown (ANB): Retain the definition as notified.

Point Number 433.9 **Provision:** 54-2Definitions

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

Summary of Submission Airport Activity: Support in part. Retain the definition as notified, however include a minor amendment as follows:

Airport Activity – Queenstown Airport

Point Number 433.10 **Provision:** 54-2Definitions

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

Summary of Submission

New Definition: **Airport Activity – Wanaka Airport** . Submitter requests that the following new definition be included in the Proposed Plan:

Airport Activity – Wanaka Airport

Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including but not limited to:

(a) aircraft operations, rotary wing aircraft operations, helicopter aprons, and associated touch down and lift off areas, aircraft servicing, general aviation, navigational and safety aids, lighting, aviation schools, space research and associated activities, facilities and activities associated with veteran, vintage and classic aircraft operations, aviation museums and aero recreation;

(b) Runways, taxiways, aprons, and other aircraft movement or safety areas.

(c) Terminal buildings, hangars, rescue facilities, navigation and safety aids, lighting, car parking, maintenance and service facilities, catering facilities, freight facilities, quarantine and incineration facilities, medical facilities, fuel storage and fuelling facilities, and associated offices.

Point Number

433.11

Provision:

54-2Definitions

Position:

Support

Summary of Submission

Airport Aerodrome: Delete the definition as proposed.

Point Number

433.12

Provision:

54-2Definitions

Position:

Support

Summary of Submission

Airport Operator: Retain the definition as notified.

Point Number

433.13

Provision:

54-2Definitions

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Airport Related Activity: Support in part.

Retain the definition as notified, subject to a minor amendment as follows:

Airport Related Activity – Queenstown Airport

Point Number

433.14

Provision:

54-2Definitions

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

New Definition: **Airport Related Activity – Wanaka Airport**

Include the following new definition in the Proposed Plan:

Airport Related Activity – Wanaka Airport

Means any retail activity, restaurants and other food and beverage facilities, industrial and commercial activities, provided they are connected with and ancillary to the use of the Airport. Also includes Temporary Activities associated with Air Shows, Conferences and Meetings, and rental vehicles, valet activities and public transport facilities. Includes Military Training Operations.

Point Number 433.15 **Provision:** 54-2Definitions

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

Summary of Submission Boundary: Oppose in part.

Amend the definition as follows:

Boundary:

Means any boundary of the net area of a site and includes any road boundary or internal boundary.

This definition does not apply the Air Noise or Outer Control Boundary at Queenstown or Wanaka Airport.

Point Number 433.16 **Provision:** 54-2Definitions

Position: Support

Summary of Submission Commercial Activity: Retain the definition as notified.

Point Number 433.17 **Provision:** 54-2Definitions

Position: Support

Summary of Submission Community Activity: Retain the definition as notified.

Point Number 433.18 **Provision:** 54-2Definitions

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

Summary of Submission Critical Listening Environment: Support in part.

Amend the definition as follows:

“Critical Listening Environment”

Means any space that is regularly used for high quality listening or communication, for example

principal living areas, bedrooms and classrooms, but excludes “~~Non Critical Living Listening Environments~~”.

Point Number 433.19 **Provision:** 54-2Definitions

Position: Support

Summary of Submission Day Care Facility: Retain the definition as notified.

Point Number 433.20 **Provision:** 54-2Definitions

Position: Support

Summary of Submission Design Sound Level: Retain the definition as notified.

Point Number 433.21 **Provision:** 54-2Definitions

Position: Support

Summary of Submission Educational Facility: Retain the definition as notified.

Point Number 433.22 **Provision:** 54-2Definitions

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

Summary of Submission Hangar: Support in part.
Amend the definition as follows:

Hangar

Means a structure used to store aircraft, including for maintenance, servicing and/or repair purposes.

Point Number 433.23 **Provision:** 54-2Definitions

Position: Support

Summary of Submission Indoor Design Sound Level: Retain the definition as notified.

Point Number 433.24 **Provision:** 54-2Definitions

Position: Support

Summary of Submission Informal Airport: Retain the definition as notified.

Point Number 433.25 **Provision:** 54-2Definitions

Position: Support

Summary of Submission Landside: Retain the definition as notified.

Point Number 433.26 **Provision:** 54-2Definitions

Position: Support

Summary of Submission Non Critical Listening Environment: Retain the definition as notified.

Point Number 433.27 **Provision:** 54-2Definitions

Position: Support

Summary of Submission Outer Control Boundary (OCB) Queenstown: Retain the definition as notified.

Point Number 433.28 **Provision:** 54-2Definitions

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

Summary of Submission Outer Control Boundary (OCB) Wanaka: Support in part.

Amend the definition as follows:

Outer Control Boundary (OCB) Wanaka

Means a boundary, as shown on ~~the District Plan Maps-18A,~~ the location of which is based on the predicted day/night sound levels of 55 dBA Ldn from airport operations in 2036.

Point Number 433.29 **Provision:** 54-2Definitions

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

Summary of Submission

Projected Annual Aircraft Noise Contour (AANC): Support in part.

Amend the definition as follows:

Projected Annual Aircraft Noise Contour (AANC)

Means the Projected Annual Aircraft Noise Contours calculated as specified by the Aerodrome Purposes Designation 2, Condition 13.

Point Number

433.30

Provision:

54-2Definitions

Position:

Support

Summary of Submission

Residential Activity: Retain the definition as notified.

Point Number

433.31

Provision:

54-2Definitions

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Residential Flat: Oppose in part. The definition should be amended to clarify that a residential flat is limited to one per residential unit or one per site, whichever is less.

Point Number

433.32

Provision:

54-2Definitions

Position:

Support

Summary of Submission

Residential Unit: Retain the definition as notified.

Point Number

433.33

Provision:

54-2Definitions

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Temporary Activity: Support in part. Amend the definition to include airshows.

Point Number

433.34

Provision:

54-2Definitions

Position:

Support

Summary of Submission

Visitor Accommodation: Retain the definition as notified.

Point Number 433.35 **Provision:** 54-2Definitions

Position: Support

Summary of Submission 2037 Noise Contours: Retain the definition as notified.

Point Number 433.36 **Provision:** 54-2Definitions

Position: Support

Summary of Submission 2037 60 dB Noise Contours: Retain the definition as notified.

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 438.2 **Provision:** 54-2Definitions

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

Summary of Submission Supports the definition of community activity and requests this be retained.

Proposes new definition of "Emergency Service Facilities". Suggested wording as set out below:

"means the facilities of authorities that are responsible for the safety and welfare of people and property in the community, and includes fire stations, ambulance stations, police stations and emergency coordination facilities".

Submitter Number: 449 **Submitter:** none

Contact Name: Tracey Henderson **Email:** mrshendy@icloud.com

Address: 10 Rifleman Street, Albert Town, Wanaka, 9305

Point Number 449.2 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission Requests that the definition of 'Visitor Accommodation' exclude a short term rental of less than 30 days per calendar year. States that one of the ways that low and moderate income Households afford their accommodation is to let it out during the holiday times and long weekends. Considers that there needs to be some revisions in the definitions of exclusions for Visitor Accommodation to allow more than just 3 days per year and much less than 90 days per year to occur without a 25% increase in the rates charged.

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 496.4 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Not Stated

Summary of Submission

- Amend the definitions section of the plan to accord with trade practice and usage so as to distinguish between the activities of removal, re-siting, and relocation of dwellings and buildings.
- 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.

Suggested drafting to give effect to this submission is as follows (or the same or similar effect but without limiting the relief sought):

Definitions

“Relocated Building means any previously used building which is transported in whole or in parts and re-located from its original site to its destination site; but excludes any pre-fabricated building which is delivered dismantled to a site for erection on that site.

“Removal of a Building means the shifting of a building off a site”

“Relocation of a Building means the placement of a relocated building on its destination site”

“Re-siting of a Building” means shifting a building within a site.

Mining Activity

(a) means operations in connection with mining, exploring, or prospecting for any mineral; and

(b) includes, when carried out at or near the site where the mining, exploration, or prospecting is undertaken-

(i) the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and

(ii) the construction, maintenance , and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and

(iii) the removal of overburden by mechanical or other means, and treatment of any substance considered to contain any mineral; and

(iv) the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from or consequent on the operations; and'

Point Number	519.4	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		
Summary of Submission	Add the following new definition of Mining Building: <u>'Means a building (as defined) necessary for the undertaking of mining activities (as defined).'</u>		

Point Number	519.5	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		
Summary of Submission	Amend the definition of Prospecting so it is defined as ' <u>Mineral</u> Prospecting'.		

Point Number	519.6	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		
Summary of Submission	Amend the definition of Prospecting as follows: <u>'Mineral</u> Prospecting: Means any activity undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or occurrences; and includes <u>the following activities:</u>		

- - Geological, geochemical, and geophysical surveys;
- - The taking of samples by hand or hand held methods;
- - Aerial surveys.

- Taking small samples by low impact mechanical methods.'

Point Number 519.7 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Not Stated

Summary of Submission Amend the definition of Temporary Activity as follows:

'Means the use of land, buildings, vehicles and structures for activities of short duration and are outside the usual use of a site, that include the following:

- Temporary events
- Temporary filming
- Temporary activities related to building construction
- Temporary exploration and prospecting
- Temporary military training
- Temporary storage
- Temporary utilities
- Temporary use of a site as an airport for certain community events.

A Temporary activity does not include the extension of an activity authorised buy a resource consent where in contravention to any conditions of the resource consent.'

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 524.1 **Provision:** 54-2Definitions

Position: Oppose

Summary of Submission **Delete** the definition and term:
Educational Facility:

Replace with the following:

Education Activity: Means the use of land and buildings for the primary purpose of regular instruction or training including early childhood education, primary, intermediate and secondary schools, tertiary education and including ancillary administrative, cultural, recreational, health, social and medical services (including dental clinics and sick bays) and commercial facilities.

Where the term Education Facility occurs within the Proposed District plan this is replaced with the proposed new Education Activity" and definition

Point Number 524.2 **Provision:** 54-2Definitions

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

Summary of Submission Support in part

Modify definition as follows:

Community Activity

Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes ~~schools~~, education activities hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices.

Point Number 524.3 **Provision:** 54-2Definitions

Position: Oppose

Summary of Submission Remove the term "Community Facility" from the Proposed Plan and replace with the term Community Activity.

OR Modify as follows:

Community Facility:

~~In relation to a community facility sub-zone.~~ Means the use of land and/or buildings for Health Care services, Hospital activities, ambulance **and education activities** facilities, elderly person housing and carparking and residential accommodation ancillary to any of these activities.

Point Number 524.4 **Provision:** 54-2Definitions

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

Summary of Submission **Oppose in part**
Day Care Facility

Amend definition as follows:

Means land and/or buildings used for the care during the day of elderly persons with disabilities and/or children, other than those residing on the site **and does not included early childhood education that provide the Ministry of Education early childhood education curriculum.**

Submitter Number: 552 **Submitter:** Pounamu Holdings 2014 Limited

Contact Name: Scott Freeman **Email:** scott@southernplanning.co.nz

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

Point Number 552.1 **Provision:** 54-2Definitions

Position: Not Stated

Summary of Submission Supports in part, the definition of Visitor Accommodation in the PDP, subject to amending it as follows:

Adding the following sentence to part (ii) of the decision: "For avoidance of doubt, the centralised services or facilities can be used by persons not staying overnight on the site, provided that the primary role of the facility is that of providing visitor accommodation to paying guests"; and

Adding a new part c) as follows: "Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply. It is submitted that the definition of Visitor Accommodation which requires centralised services or facilities to be 'associated' with the visitor accommodation activity is ambiguous and difficult to interpret."

AND such further or consequential or alternative amendments necessary to give effect to this submission

This will eliminate the ambiguity around the requirement for centralised services or facilities to be 'associated' with the visitor accommodation activity.

Submitter Number:	566	Submitter:	Airways Corporation of New Zealand
Contact Name:	Julie McMinn	Email:	julie.mcminn@opus.co.nz
Address:	Private Bag 1913, Dunedin, New Zealand, 9054		
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Point Number	566.1	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Amend the definition of 'Airport Activities' to specifically provide for air traffic control facilities, flight information services, navigation and safety aids.		
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Point Number	566.2	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add the following new definitions:		
	<p><u>'Radio Communication Facility: Means any transmitting/receiving devices such as aerials, dishes, antennas, cables, lines, wires and associated equipment/apparatus, as well as support structures such as towers, masts and poles, and ancillary buildings, and as defined in the Radio Communications Act 1989 and its amendments.'</u></p> <p><u>'Navigational Facility: Means any permanent or temporary device or structure constructed and operated for the purpose of facilitating navigation by aircraft or shipping.'</u></p>		
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Submitter Number:	568	Submitter:	Grant Laurie Bissett
Contact Name:	Sean Dent	Email:	sean@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		
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Point Number	568.9	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission

Support in part.

That the residential flat definition is maintained as currently proposed along with the Permitted Activity status in the Rural Landscape Classification.

Submitter Number: 584 **Submitter:** Air new Zealand Limited (ANZL)

Contact Name: Eric Morgan **Email:** eric.morgan@airnz.co.nz

Address: Ground Floor, Zone 4, Air new Zealand Limited, Private Bag 92007, Auckland , New Zealand, 1142

Point Number 584.3 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission the definition of ASAN's be amended consistent with the Council's decision with respect to PC19

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 591.8 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission Amend the definition of visitor accommodation as follows:

Means the use of land or buildings for short-term, fee paying, living accommodation where the length of stay for any visitor/guest is less than 3 months; and

i. Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, homestays, and the commercial letting of a residential unit; and

ii. May include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar and recreational facilities if such facilities are associated with

- Minor Upgrading
- National Grid Corridor
- National Grid Sensitive Activities
- National Grid Yard
- Nature Conservation Values
- Registered Homestay
- Rural Selling Place
- Sensitive Activities-Transmission Corridor
- Utility
- Visitor Accommodation
- Waste Management Facility

Point Number 600.7 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission The definition of Farm Building is amended as follows (or words to similar effect):
Means a building (as defined) ~~necessary for the exercise~~ used for the purpose of farming activities (as defined) and:
(a) Excludes buildings for the purposes of residential activities, home occupations, factory farming and forestry activities.
(b) Excludes visitor accommodation and temporary accommodation.

Point Number 600.8 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission The definition of Forestry is amended as follows (or words to similar effect):
Means the use of land primarily for the purpose of planting, tending, managing and harvesting of trees for timber or wood production in excess of ~~0.5ha~~ 1 hectare in area.

Point Number 600.9 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission The definition of Formed Road is amended to distinguish between publicly and privately owned roads.

Point Number 600.10 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission The definition of Indigenous Vegetation is amended as follows (or words to similar effect):
Means plant communities dominated by species ~~vegetation~~ that occurs naturally in New Zealand, or arrived in New Zealand without human assistance. This may include a minor element of exotic

1. To amend the definition of building, as follows:

'Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004:

- Fences and walls not exceeding 2m in height.
- Retaining walls that support no more than 2 vertical metres of earthworks.
- Structures less than 5m² in area and in addition less than 2m in height above ground level.
- Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level.
- Uncovered terraces or decks that are no greater than 1m above ground level.
- The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works than involve underground piping of the Arrow Irrigation Race.
- Flagpoles not exceeding 7m in height.
- Building profile poles, required as part of the notification of Resource Consent applications.
- Public outdoor art installations sited on Council-owned land.
- Pergolas less than 2.5 metres in height either attached or detached to a building.
- All components associated with passenger lift or other systems, including lift towers, cross arms, pulleys, cables, chairs, cabins, and top or bottom stations.

Notwithstanding the definition set out in the Building Act 2004, a building shall include:

- Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for residential accommodation for a period exceeding 2 months.

Point Number	610.22	Provision:	54-2Definitions > 56-2.2Definitions
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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.
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Amend the definition of ski area activities, as follows:

Means the use of natural and physical resources for the purposes of ~~providing for~~ establishing, operating and maintaining the following activities and structures :

- (a) recreational activities either commercial or non commercial
- (b) chairlifts, t-bars, ~~and~~ rope tows or any passenger lift or other systems to facilitate commercial recreational activities.
- (c) use of snowgroomers, snowmobiles and 4WD vehicles for support or operational activities.
- (d) activities ancillary to commercial recreational activities.
- (e) in the Waiorau Snow Farm Ski Area Sub Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories.
- (f) Visitor and residential accommodation associated with ski area activities

(g) Commercial activities associated with ski area activities or recreation activities

(h) Guest facilities including ticketing, offices, restaurants, cafes, ski hire and retailing associated with any commercial recreation activity

(i) Ski area operations, including avalanche control and ski patrol

(j) Installation and operation of snow making infrastructure, including reservoirs, pumps, snow makers and associated elements.

(k) The formation of trails and other terrain modification necessary to operate the ski area.

(l) The provision of vehicle and passenger lift or other system access and parking

(m) The provisions of servicing infrastructure, including water supply, wastewater disposal, telecommunications and electricity

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	613.20	Provision:	54-2Definitions > 56-2.2Definitions
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part.

1. To amend the definition of building, as follows:

'Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004:

- Fences and walls not exceeding 2m in height.
- Retaining walls that support no more than 2 vertical metres of earthworks.
- Structures less than 5m² in area and in addition less than 2m in height above ground level.
- Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level.
- Uncovered terraces or decks that are no greater than 1m above ground level.
- The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works than involve underground piping of the Arrow Irrigation Race.

Position: Oppose

Summary of Submission Insert definition for “temporary storage”

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 621.5 **Provision:** 54-2Definitions

Position: Not Stated

Summary of Submission Insert new definition for “Tourism Activity”. Suggested wording is as follows:

Tourism Activity:

Means the use or development of a resource for the purpose of attracting visitors to the district, and includes associated

buildings, structures, infrastructure, transport activities, and administration activities.

Point Number 621.113 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Not Stated

Summary of Submission Definitions Insert definition for “temporary storage”

Submitter Number: 624 **Submitter:** D & M Columb

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

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

Point Number	624.5	Provision:	54-2Definitions
Position:	Not Stated		
Summary of Submission	Insert new definition for "Tourism Activity". Suggested wording is as follows: Tourism Activity: Means the use or development of a resource for the purpose of attracting visitors to the district, and includes associated buildings, structures, infrastructure, transport activities, and administration activities.		

Point Number	624.37	Provision:	54-2Definitions
Position:	Not Stated		
Summary of Submission	Definition – Farming Activity Means the use of land and buildings for the primary purpose of the production of vegetative matters and/or commercial livestock, and the use or storage of vehicles and heavy machinery.		

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	635.1	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		
Summary of Submission	Insert Definition of Critical Electricity Line which include the sub-transmission network within the District. <u>Critical Electricity Line</u> <u>Electrical lines throughout the region that are not covered by National Policy Statement on Electricity Transmission and that are or have the potential to be crucial to the region's quality, reliability and security of electrical supply. These electricity lines are crucial because they contribute to the social and conomic wellbeing and health and safety of the region and are lines that:</u>		

i. Supply essential public services; or
 ii. Supply large industrial or commercial electricity consumers; or
 iii. Supply high numbers of consumers; or
 iv. Are difficult to replace with an alternative electricity supply if they are compromised.
Specified distances from Critical Electricity Lines are to be measured from a point directly below the centreline of the line or cluster of lines, as shown in Fig 1 below.
Fig 1 (See submission for a diagram of Figure 1).

While only critical electricity lines are identified on the planning maps, works in close proximity to all electric lines can be dangerous. Compliance with NZECP 34:2001 as amended from time to time is mandatory for buildings, earthworks, and when using machinery or equipment within close proximity to any electric lines.

Include appropriate references throughout the Proposed Plan to CELs and provide objectives, policies and rules as detailed below in this submission.

Point Number	635.2	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Support		
Summary of Submission	Retain the definition of Development as notified.		

Point Number	635.3	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		
Summary of Submission	Insert definition of “Electricity Distribution” <u>Electricity Distribution</u> <u>Means the conveyance of electricity via electricity distribution lines, cables, support structures, substations, transformers, switching stations, kiosks, cabinets and ancillary buildings and structures, including communication equipment, by a network utility operator. For the avoidance of doubt, this includes, but is not limited to Aurora Energy Limited assets shown on the planning maps.</u>		

Point Number	635.4	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		
Summary of Submission	Insert a definition of “electricity distribution line corridor” : <u>Electricity Distribution Line Corridor</u> <u>Means a buffer area around electricity distribution lines, support structures and substations operated by a network utility operator. For the avoidance of doubt, this applies to Aurora Energy Limited’s assets shown on the planning maps.</u>		

Point Number	635.5	Provision:	54-2Definitions > 56-2.2Definitions
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend the definition of Minor Upgrading as follows:

Minor Upgrading

means an increase in the carrying capacity, efficiency or security of transmission and distribution lines utilising the existing support structures or structures of a similar scale, intensity and character and includes:

Addition of a single service support structure for the purpose of providing a service connection to a site, ~~except in the Rural zone;~~

- The addition of up to ~~three~~ four new support structures extending the length of an existing line provided the line has not been lengthened in the preceding five year period, ~~except in the Rural Zone;~~

~~- Replacement of conductors or lines provided they do not exceed 30mm in diameter or the bundling together of any wire, cable or similar conductor provided that the bundle does not exceed 30mm in diameter;~~

~~- Re-sagging of existing lines;~~

~~- Replacement of insulators provided they are less or similar in length; and~~

~~- Addition of lightning rods, earth peaks and earth-wires.~~

- The addition of circuits and conductors.

- The re-conducting of the line with higher capacity conductors.

- The re-sagging of conductors.

- The bonding of conductors.

- The addition of longer or more efficient insulators.

- The addition of earth wires that may contain telecommunication lines, earth peaks and lightning rods.

- Support structure replacement within the same or immediately adjacent location within the existing alignment of the distribution corridor.

- The replacement of existing cross-arms with cross-arms of an alternative design.

- An increase in support structure height required to comply with the New Zealand Electrical Code of Practice 34:2001 by not more than 15% of the base height of the support structure and where the base height is defined as the height of the structure at date of public notification of the District Plan.

Point Number 635.6 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Not Stated

Summary of Submission Insert new definition for **Regionally Significant Infrastructure** as follows:

Regionally significant infrastructure

Regionally significant infrastructure is:

(1) Strategic land transport network and arterial roads

(2) Queenstown Airport

(3) Wanaka Airport

(4) Telecommunication facilities

(5) Electricity generation, transmission and distribution networks

(6) Sewage collection, treatment and disposal networks

(7) Community land drainage infrastructure

(8) Community potable water systems

(9) Established community-scale irrigation and stockwater infrastructure

(10) Transport hubs

(11) Bulk fuel supply infrastructure including terminals, wharf lines and pipelines.

(12) Life line utilities as defined in the Civil Defence and Emergency Management Act.

Point Number 635.7 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Not Stated

Summary of Submission Insert new definition for **Support Structure** as follows:

Support Structure

Means a utility pole or tower that forms part of the electricity distribution network or National Grid that supports conductors as part of an electricity distribution line or transmission line. This includes any ancillary equipment, such as communication equipment or transformers, used in the conveyance of electricity.

Point Number 635.8 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Support

Summary of Submission The definition for **Temporary Activities** is supported and is to be retained.

Point Number 635.9 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission Amend the definition of **Utility** as follows:

Utility

Means the systems, services, structures and networks necessary for operating and supplying essential utilities and services to the community including but not limited to:

- substations, transformers, lines and necessary and incidental structures and equipment for the transmission and distribution of electricity;
- pipes and necessary incidental structures and equipment for transmitting and distributing gas;
- storage facilities, pipes and necessary incidental structures and equipment for the supply and drainage of water or sewage;
- water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment (excluding water tanks);
- structures, facilities, plant and equipment for the treatment of water;
- structures, facilities, plant, equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities);
- structures, facilities, plant, equipment and associated works for monitoring and observation of meteorological activities and natural hazards;
- structures, facilities, plant, equipment and associated works for the protection of the community from natural hazards.
- structures, facilities, plant and equipment necessary for navigation by water or air;
- waste management facilities; and

Anything described as a network utility operation in s166 of the Resource Management act 1991

Utility does not include structures or facilities used for electricity generation (excluding temporary emergency generators), the manufacture and storage of gas, or the treatment of sewage.

Insert new definition for "Tourism Activity". Suggested wording is as follows:

Tourism Activity:

Means the use or development of a resource for the purpose of attracting visitors to the district, and includes associated buildings, structures, infrastructure, transport activities, and administration activities.

Submitter Number:	678	Submitter:	Southern District Health Board
Contact Name:	Julie McMinn	Email:	julie.mcminn@opus.co.nz
Address:	Private Bag 1913, Dunedin, New Zealand, 9054		

Point Number	678.1	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Support		
Summary of Submission	The SDHB supports the definition of Community Activity.		

Point Number	678.2	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Oppose		
Summary of Submission	The SDHB seeks the deletion of the definition Community Facility and reference to this term in the proposed plan unless a community facility sub-zone is reinstated in the proposed plan and over the hospital site.		

Submitter Number:	679	Submitter:	Millennium & Copthorne Hotels New Zealand Limited
Contact Name:	Takeshi Ito	Email:	takeshi.ito@millenniumhotels.com
Address:	PO Box 5640, Wellesley Street, Auckland, New Zealand, 1140		

Point Number	679.2	Provision:	54-2Definitions > 56-2.2Definitions
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Position:	Oppose
Summary of Submission	A definition of visitor accommodation / hotels which provide for all the activities likely to be associated with a hotel visitor accommodation i.e., conference facilities, restaurants, bars, gyms, guest retail etc.

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	696.1	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Oppose		
Summary of Submission	<p>Definition of "urban Development"</p> <p>Replace definition with wording along the lines of:</p> <p>Means any development/activity within any zone other than the Rural Zones, including any development/activity which in terms of its characteristics (such as density) and its effects (apart from bulk and location) could be established as of right in any such zone; or any activity within an urban boundary as shown on the District Planning Maps.</p> <p>Means development and/or activities which:</p> <ul style="list-style-type: none"> a) Creates or takes place on a site of 1500m2 or smaller; and b) Is connected to reticulated Council or community water and wastewater infrastructure; and c) Forms part of 10 or more contiguous sites which achieve both a) and b) above; but d) Does not include resort style development such as that within the Millbrook Zone 		

Submitter Number:	701	Submitter:	Paul Kane
Contact Name:		Email:	
Address:	Grandview, 315 Luggate Tarras Road, 3rd, Cromwell, New Zealand, 9383		

Point Number	701.1	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		
Summary of Submission	Relief Sought 33. Delete the phrase "clearance of vegetation includes the deliberate application of water where it would change the ecological conditions such that the resident indigenous plants are killed by competitive exclusion. Includes dry land cushion field species" from the definition of "Clearance of Vegetation" in chapter 2.		

Point Number	701.2	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		
Summary of Submission	Relief Sought 34. Clarify the status of irrigation infrastructure under the definitions. It may be preferable to specifically define it as the normal controls for buildings and structures are not a good fit.		

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	706.1	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		
Summary of Submission	Amend as follows: <u>Avoid significant adverse effects on nature conservation values. In relation to adverse effects on nature conservation values that are not significant :</u> (a) these 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 residual adverse effects that cannot be mitigated are offset.		

Point Number	706.2	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		

Summary of Submission	<p>Exotic Amend as follows:</p> <p>In relation to trees and plants means species which are not indigenous to that part of the New Zealand</p> <p>Non native plant and tree species introduced into an area where they do not occur naturally.</p>		
Point Number	706.3	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		
Summary of Submission	<p>Indigenous Vegetation Amend as Follows: Means vegetation that occurs naturally in New Zealand, or arrived in New Zealand <u>through natural processes</u> without human assistance-Intervention.</p>		
Point Number	706.4	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Support		
Summary of Submission	Nature Conservation Values		
Point Number	706.5	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		
Summary of Submission	<p>Add new definition: 'Margin' Land immediately adjacent to the bed of a river, wetland, lake or estuary which is likely to be affected by a high water table, flooding, fluvial erosion, or sediment deposition, and often contains distinctive vegetation. The size of the margin will vary according to local site factors but may extend to the limits demarcated by natural river terraces and constructed stop banks.</p>		

Submitter Number:	716	Submitter:	Ngai Tahu Tourism Ltd
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
Point Number	716.3	Provision:	54-2Definitions > 56-2.2Definitions

Position: Not Stated

Summary of Submission Insert new definition for "Tourism Activity". Suggested wording is as follows:

Tourism Activity:

Means the use or development of a resource for the purpose of attracting visitors to the district, and includes associated buildings, structures, infrastructure, transport activities, and administration activities.

Submitter Number: 719 **Submitter:** NZ Transport Agency

Contact Name: Tony MacColl **Email:**

Address: PO Box 5245, Moray Place, Dunedin, New Zealand, 9058

Point Number 719.2 **Provision:** 54-2Definitions

Position: Oppose

Summary of Submission Delete the definition `SH6 Roundabout Works'.

Point Number 719.3 **Provision:** 54-2Definitions

Position: Not Stated

Summary of Submission Amend the definition of 'Utility' by adding the bullet point
• "structures for transport on land by cycleways, rail, roads, walkways, or any other means."

Submitter Number: 746 **Submitter:** Bunnings Limited

Contact Name: Matt Norwell **Email:**

Address: PO Box 1986, Shortland Street, Auckland, New Zealand, 1140

Point Number	746.5	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		
Summary of Submission	<p>Amend the definition for Building Supplier to read: Building Supplier (Three Parks and Industrial B Zones) Means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, fixed decoration or outfitting of buildings and without limiting the generality of this term, includes:</p> <ul style="list-style-type: none"> • glaziers; • locksmiths; and • suppliers of: • awnings and window coverings; • • timber and building materials; and • <u>garden and patio supplies</u>" 		
Point Number	746.6	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		
Summary of Submission	<p>Amend the definition of "Commercial Activity", "Retail Activity" and "Large Format Retail" to specifically exclude "Building Supplier" as follows: <u>"... and excludes Building Supplier"</u></p>		

Submitter Number:	752	Submitter:	Michael Farrier
Contact Name:		Email:	mike.farrier@xtra.co.nz
Address:	31 Bedford Street, Arrowtown, New Zealand, 9302		
Point Number	752.2	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		
Summary of Submission	The meaning of character of Arrowtown is fully defined.		

Submitter Number:	768	Submitter:	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd
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Contact Name: Mark Laurenson **Email:** mlaurenson@burtonconsultants.co.nz

Address: PO Box 33-817, Takapuna, Auckland, New Zealand, 0740

Point Number 768.1 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Support

Summary of Submission

Clarify, by including a statement in the glossary / definitions, that reliance will be placed on the RMA definitions where there are such definitions and no alternative is provided through the Plan.

Point Number 768.2 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Support

Summary of Submission

Retain the definitions of 'Airport Activity', 'Building' and 'Service Station', and 'Hazardous Substance' without modification.

Point Number 768.3 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Oppose

Summary of Submission

Delete the definition of 'Earthworks' and adopt instead the definition provided in the Hearings Panel Decision on Plan Change 49, subject to any amendments through the appeals process. The decision version of the definition is as follows:

Means the disturbance of land by the removal or depositing of material. Earthworks include excavation, fill, cuts, batters and formation of roads, access and tracks, and the use of Cleanfill, but does not include the cultivation of land, planting of vegetation including trees, Mining Activities and Cleanfill Facilities.

Point Number 768.4 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Oppose

Summary of Submission

Provide a definition of 'reverse sensitivity' as follows or to achieve the same effect:

The potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment or intensification of other activities which are sensitive to the established activity.

antenna.
-Addition of lines and ancillary equipment to existing poles

Point Number 781.6 **Provision:** 54-2Definitions

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

Summary of Submission Support in part.
Definition of Telecommunication Facility

Retain and amend to include:
Means devices, such as aerials, dishes, antennae, wi-fi and microcells, lines (including cables), ~~wires, cables~~, casings, tunnels and associated equipment and support structures, and equipment shelters, such as towers, masts and poles, and equipment buildings and telecommunication kiosks ~~telephone boxes~~, used for the transmitting, emission or receiving of communications.

Point Number 781.7 **Provision:** 54-2Definitions

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

Summary of Submission Support in part.
Definition of Utility

Retain and amend sixth bullet point:
"structures, facilities, plant, antennas, lines (including cables), equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities);"
OR
Delete definition and use RMA definition of 'infrastructure' instead.

Submitter Number: 784 **Submitter:** Jeremy Bell Investments Limited

Contact Name: Bridget Irving **Email:** bridget.irving@gallowaycookallan.co.nz

Address: PO Box 143, Dunedin, New Zealand, 9054

Point Number 784.1 **Provision:** 54-2Definitions

Position: Oppose

Summary of Submission Clearance of Vegetation - delete the following:
~~clearance of vegetation includes the deliberate application of water where it would change the ecological conditions such that the resident indigenous plants are killed by competitive exclusion includes dry land cushion field species.~~

Point Number 784.2 **Provision:** 54-2Definitions

Position: Not Stated

Summary of Submission Exclude irrigation structures from the definition of "building" and any other amendment necessary to ensure that pivot irrigators are permitted in the Rural Zone.

Submitter Number: 791 **Submitter:** Tim Burdon

Contact Name: **Email:** timburdon@countrynet.co.nz

Address: Mt Burke Station, Wanaka, New Zealand, 9382

Point Number 791.1 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Oppose

Summary of Submission Exclude the deliberate application of water in the definition of Clearance of Vegetation.

Point Number 791.2 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Oppose

Summary of Submission Indigenous vegetation: Means vegetation that occurs naturally in NZ or arrived in NZ without human assistance.

Amend to: Plant communities dominated by species that occur naturally in NZ or arrived in NZ without human assistance.

Point Number	791.3	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Building: Oppose in part. Exclude irrigation infrastructure from building definition.		

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	794.1	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Oppose		
Summary of Submission	Exclude the deliberate application of water in the definition of Clearance of Vegetation.		

Point Number	794.2	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Oppose		
Summary of Submission	Indigenous vegetation: Means vegetation that occurs naturally in NZ or arrived in NZ without human assistance. Amend to: Plant communities dominated by species that occur naturally in NZ or arrived in NZ without human assistance.		

Point Number	794.3	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Building: Oppose in part. Exclude irrigation infrastructure from building definition.		

Point Number 805.9 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Support

Summary of Submission Retain definition of 'Farming Activity'

Point Number 805.10 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Support

Summary of Submission Retain definition of 'Farm Building'

Point Number 805.11 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission Support with amendments definition of 'Minor Upgrading'. Amend definition as follows:

Minor Upgrading (in relation to transmission and distribution electricity lines):
Means an increase in the carrying capacity, efficiency or security of transmission and distribution electricity lines utilising the existing support structures or structures of a similar scale, intensity and character, and includes the:

- ~~Addition of a single service support structure for the purpose of providing a service connection to a site, except in the Rural zone;~~
- ~~The addition of up to three new support structures extending the length of an existing line provided the line has not been lengthened in the preceding five year period, except in the Rural Zone;~~
- ~~Replacement of conductors or lines provided they do not exceed 30mm in diameter or the bundling together of any wire, cable or similar conductor provided that the bundle does not exceed 30mm in diameter;~~

a) Addition of circuits and conductors;

b) Reconducting of the line with higher capacity conductors;

c) Re-sagging of conductors existing lines;

d) Bonding of conductors;

e) ~~Replacement of~~ Addition of longer or more efficient insulators provided they are less or similar in length; and

f) Addition of electrical fittings;

g) Addition of earthwires which may contain lightning rods, and earth-peaks and earth-wires;

h) Support structure replacement within the same location as the support structure that is to be replaced;

i) Replacement of existing cross-arms with cross-arms of an alternative design; and

j) Increase in support structure height required to comply with NZECP34:2001 by not more than 15% of the base height of the support structure, and where the base height is defined as the height of the structure at date of public notification of the Plan.

Point Number 805.12 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Oppose

Summary of Submission Add a new definition:
National Grid means the same as in the National Policy Statement on Electricity Transmission 2008.

Point Number 805.13 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission Support with amendments the definition of 'National Grid Corridor'. Amend the definition to:

National Grid Subdivision Corridor: means the area measured either side of the centreline of above ground National Grid line as follows:

16m for the 110kV lines on pi poles
32m for 110kV lines on towers
37m for the 220kV transmission lines

Note: The National Grid Corridor and National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated.

Point Number 805.14 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Support

Summary of Submission Retain the definition of 'National Grid Sensitive Activities'

Point Number 805.15 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Oppose

Summary of Submission Amend definition of 'National Grid Yard' as follows:
Means:
– the area located 12 metres in any direction from the outer edge of a National Grid support structure; and
– the area located 12 metres either side of the centreline of any overhead National Grid line; (as shown in dark grey in diagram below)
Note: The National Grid Corridor and National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated.

Point Number 805.16 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Oppose

Summary of Submission Add a new definition:
Regionally significant infrastructure: includes the following:
a) Renewable electricity generation facilities, where they supply the national electricity grid and

local distribution network; and
b) The National Grid; and
c) The Electricity distribution network; and
d) Telecommunication and radio communication facilities; and
e) Road classified as being of national or regional importance; and
f) Marinas and Airports; and
g) Structures for transport by rail.”

Point Number 805.17 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Oppose

Summary of Submission Add a new definition:
“Reverse Sensitivity: is the legal vulnerability of an established activity to complaint from a new land use. It arises when an established use is causing adverse environmental impact to nearby land, and a new, benign activity is proposed for the land. The ‘sensitivity’ is this: if the new use is permitted, the established use may be required to restrict its operations or mitigate its effects so as not to adversely affect the new activity.”

Point Number 805.18 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Oppose

Summary of Submission Add a new definition:
“Protective Canopy: means a structure partly enclosed with impermeable material to provide protection to crops, but does not include artificial crop protection structures.”

Point Number 805.19 **Provision:** 54-2Definitions > 56-2.2Definitions

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

Summary of Submission Support with amendments. Delete definition and retain the definition “National Grid Sensitive Activities”.

Point Number 805.20 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Support

Summary of Submission Retain definition of 'Structure'

Point Number 805.21 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Oppose

Summary of Submission Amend definition of *utility* as follows:
Means the systems, services, structures and networks necessary for operating and supplying

essential utilities and services to the community including but not limited to:
– transformers, lines and necessary and incidental structures and equipment for the transmissions and distribution of electricity;

- pipes and necessary incidental structures and equipment for transmitting and distributing gas;
 - storage facilities, pipes and necessary incidental structures and equipment for the supply and drainage of water or sewage;
 - water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment (excluding water tanks);
 - structures, facilities, plant and equipment for the treatment of water;
 - structures, facilities, plant, equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities);
 - structures, facilities, plant, equipment and associated works for monitoring and observation of meteorological activities and natural hazards;
 - structures, facilities, plant, equipment and associated works for the protection of the community from natural hazards.
 - structures, facilities, plant and equipment necessary for navigation by water or air;
 - waste management facilities; and
 - Anything described as a network utility operation in s166 of the Resource Management act 1991 Utility does not include structures or facilities used for electricity generation, the manufacture and storage of gas, or the treatment of sewage.
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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	806.6	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Oppose		
Summary of Submission	Amend the definition of building so that it excludes gondolas and associated structures.		

Submitter Number:	807	Submitter:	Remarkables Park Limited
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Address:	PO Box 1075, Queenstown, New Zealand, 9348		

Point Number	807.90	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Support		
Summary of Submission	The definitions section of the PDP includes underlined definitions that have arisen out of Plan Change 35 (PC35). These are supported provided they are consistent with PC35.		

Submitter Number:	836	Submitter:	Warwick Goldsmith
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Point Number	836.1	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		
Summary of Submission	<p>Definitions - Activity Sensitive to Aircraft Noise (ASAN)</p> <p>Issue</p> <p>(a) The definition of ASAN should be amended by deleting the words "... as defined in this District Plan... ". Defined terms are used in many definitions, and this formula does not appear to be repeated elsewhere and is unnecessary.</p> <p>(b) It is difficult to see any justification for the one minor difference between the definition of "ASAN" and the definition of "ASAN (Wanaka)". The definition of "ASAN (Wanaka)" can probably be deleted without any consequential adverse effect.</p> <p>Relief Requested:</p> <p>(c) Amend the District Plan to address the issues raised above, plus make any consequential amendments to other relevant plan provisions.</p>		

Point Number	836.2	Provision:	54-2Definitions > 56-2.2Definitions
Position:	Not Stated		
Summary of Submission	<p>Definitions - Aerodrome/Airport</p> <p>Issue:</p> <p>(a) It is unclear why there is a definition of "Aerodrome" in the District Plan, when the other definitions which are relevant to an airport, such as "Airport Activity" and "Airport Operator",</p>		

all refer to 'Airport' rather than 'Aerodrome'.

Relief Requested:

(b) Delete the definition "Aerodrome", replace it with an equivalent definition for "Airport" , and delete any other reference to "Aerodrome" in the District Plan.

Point Number	836.3	Provision:	54-2Definitions > 56-2.2Definitions
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Position:	Not Stated
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Summary of Submission	Definitions - Air Noise Boundary
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Issue:

(a) It is unclear why there needs to be two separate definitions of "Air Noise Boundary", with one applying to all air noise boundaries and the second applying just to the Queenstown ANB. It is also unclear why these two identical definitions should be slightly differently worded. It is difficult to see how deleting one of them could have any meaningful consequence.

Relief Requested:

(b) Delete one of the two ANB definitions and make any consequential changes to other relevant plan provisions.

Point Number	836.4	Provision:	54-2Definitions > 56-2.2Definitions
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Position:	Not Stated
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Summary of Submission	Definitions - Domestic Livestock
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Issue:

(a) The definition of "Domestic Livestock" raises (at least) the following issues:

(i) The first bullet point makes no reference to 'per property' or 'per site', whereas the second bullet point does.

(ii) The second bullet point refers firstly to "a property" which is not a defined term, and then to "per site" which is a defined term. This inconsistency is undesirable.

(iii) If a control is to be imposed on adult roosters, a similar control should be imposed on adult peacocks which are found on properties in the district and which are noisier and more objectionable than adult roosters.

(iv) In the Note at the end, the words "... as defined by the Plan" should be deleted because they are unnecessary.

Relief Requested:

(b) Amend the definition of "Domestic Livestock" to address the issues raised above.

Point Number 836.5 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Not Stated

Summary of Submission Definitions - Dwelling

Issue:

(a) The Operative District Plan refers only to a "residential unit" and contains no reference to "Dwelling". That approach has operated very well for the past 20 years, without causing any difficulties. It is unclear why a new definition of "Dwelling" has now been included, particularly when it is intended to have the same meaning as "residential unit". Including this new definition, together with use of the term "Dwelling" in other parts of the plan, adds an unnecessary complication without achieving anything.

Relief Requested:

(b) Delete the definition of "Dwelling" and amend every other reference to "Dwelling" in the District Plan to read "residential unit".

Point Number 836.6 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Not Stated

Summary of Submission Definitions - Ground Level

Issue:

(a) The third bullet point of the definition of "Ground Level" potentially creates a problem. Up until a few years ago the Council did not require a subdivider to obtain separate land use consent for earthworks associated with a subdivision. However a few years ago the Council changed its interpretation of the provisions of the Operative District Plan and started requiring subdividers to obtain separate land use consent for all earthworks associated with a subdivision. As a consequence, under the Operative District Plan, subdivisions have changed the defined "Ground Level" of subdivided sites through land use consents obtained for earthworks associated with the relevant subdivision. It appears that the third bullet point in this definition of "Ground Level" (together with the first bullet point) may operate retrospectively to change the ground level applicable to sites created through subdivision consents issued under the Operative District Plan.

Relief Requested:

(b) Either delete the third bullet point from this definition, or make such other amendments as are necessary to ensure that this bullet point only applies to subdivision consents granted after the date that Plan Change 49 (which created the new earthworks chapter) became operative, or such other relief to avoid this retrospective consequence.

Point Number 836.7 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Not Stated

Summary of Submission Definitions - Ground Level (Industrial B Zone - O'Connell Terrace Precinct)

Issue:

(a) The definition of "Ground Level" excludes ground level for the Remarkables Park Zone and excludes ground level for the Industrial B Zone (O'Connell Terrace Precinct). Immediately following is a separate definition for ground level in the Remarkables Park Zone. It is unclear whether there should also be a separate definition for ground level relating to the Industrial B Zone (O'Connell Terrace Precinct).

Relief Requested:

(b) Amend the District Plan if required to address the previous issue.

Point Number 836.8 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Not Stated

Summary of Submission Definitions - Minor Alterations and Additions to a Building

Issue:

(a) This submission point is lodged to enable this definition to be reconsidered. The following points are made:

(i) Are there any other kinds of timber apart from "natural... timber", and if there are, why are they excluded?

(ii) Why is there any concern about the material (or colour) of an exterior deck?

(iii) Many natural timbered decks start a dark colour but then bleach very pale over time. There are clear stains intended to maintain a darker colour. Why does the definition allow dark stains but not allow clear stains?

(iv) Why does the definition exclude modern products which are not timber but are designed and intended to look like timber (and last longer, without warping)?

(v) Why is it necessary to say that a deck must comply with applicable rules and standards for activities and not apply the same comment to other external alterations referred to in the other two bullet points? (the point being that the second sentence of the first bullet point is unnecessary).

(vi) In the third bullet point, the third use of the word "materials" makes a nonsense of the bullet point.

Point Number 836.9 **Provision:** 54-2Definitions > 56-2.2Definitions

Position: Not Stated

Summary of Submission Definitions - National Grid

Issue:

(a) The definitions relating to the National Grid have probably been supplied by Transpower. No thought appears to have been put into amending them to fit into this District Plan. The following

points are noted:

(i) There is no definition of "National Grid".

(ii) The definition of "National Grid Sensitive Activities" uses terms similar to, but different from, terms defined in this District Plan. For example it includes reference to "Child Day Care Activity" and "Day Care Activity" whereas the defined term in this District Plan is "Day Care Facility" (and there are other similar mis-references).

(b) The diagram in the definition of "National Grid Yard" is meaningless because, the way it is copied, the diagram does not show the different parts detailed in the Legend.

Relief Requested:

(c) Review and amend all definitions relating to the National Grid so that they make sense, are understandable, and are consistent with defined terms in this District Plan.

Point Number	836.10	Provision:	54-2Definitions > 56-2.2Definitions
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Position:	Not Stated
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Summary of Submission	Amend the definition of "Nature Conservation Values" as follows:
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"means the preservation and protection of the natural resources of the District having regard to their intrinsic values, and having special regard to indigenous flora and fauna ; and natural ecosystems, ~~and landscape.~~"

Point Number	836.11	Provision:	54-2Definitions > 56-2.2Definitions
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Position:	Not Stated
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Summary of Submission	Definitions - OCB
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Issue:

(a) The following points are noted:

(i) There are two separate definitions, one of which appears to relate to Queenstown Airport and the other to Wanaka Airport, but there is no reference to either Queenstown Airport or Wanaka Airport in the relevant definition;

(ii) The wording in the two definitions is inconsistent, particularly noting one reference to "55 dB Ldn" and another to "55 dBA Ldn";

(iii) Are the two year references meant to be different?

Relief Requested:

(b) Amend these two definitions to address the issues detailed above.

Point Number	836.12	Provision:	54-2Definitions > 56-2.2Definitions
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Position:	Not Stated
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Summary of Submission	Definition - Residential Flat
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Relief Requested:

(b) The following relief is requested:

(i) Replace the 70m2 GFA limitation with the previous 35% GFA limitation formula.

(ii) Delete the reference to leasing, or shift it into the Advice Notes below (refer following point) and make it clear that the reference to "leasing" means any form of use by somebody other than the occupants of the residential unit, whether commercial or non-commercial.

(iii) Either delete the Notes or make it clear that they are Advice Notes for information purposes and are not part of the definition.

Point Number	836.13	Provision:	54-2Definitions > 56-2.2Definitions
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Position:	Not Stated
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Summary of Submission	Definitions - Capitalisation (General Point)
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Issue:

(a) All of the definitions, and in fact the entire District Plan, should be reviewed so that either capital letters are used for defined terms everywhere or they are generally not used (except perhaps in headings). To point to only one of numerous examples, the definition of "Residential Activity" refers to "Community Housing" [with capitals] and then refers to "visitor accommodation" [without capitals].

Relief Requested:

(b) Review the entire District Plan to achieve consistent use of capitals when referring to defined terms (the preference being to minimise use of capitals, which is currently considered the better approach to drafting).
