

RMA Form 6
Further Submission on a publicly notified proposed plan
Clause 8 of First Schedule Resource Management Act 1991

Otago Regional Council's Further Submission
to the
Queenstown Lakes District Council
on submissions on the
Queenstown Lakes District Council's Proposed District Plan Review (Stage 1)

This is a further submission on the Queenstown Lakes District Council's notified Proposed District Plan Review (Stage 1).

The Otago Regional Council represents a relevant aspect of the public interest and has an interest in the proposed plan greater than the interest that the general public has.

The Otago Regional Council wishes to be heard in support of this submission.

If others make a similar submission, the ORC will not consider presenting a joint case with them at a hearing.

Signature of submitter (or person authorised to sign on behalf of submitter):



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18 December 2015

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1.0 Further Submission Summary

The Otago Regional Council (ORC) submitted on the Queenstown Lakes District Council's District (QLDC) Plan Review (Stage 1) on 23 October 2015.

ORC's submission relates to topics on which it has an interest due to its regulatory responsibilities and plans, and/or ensuring that the QLDC ensures the new district plan's provisions align with the Proposed Regional Policy Statement for Otago.

While ORC considers its original submission addresses the issues of relevance to its interests, there are a number of submission requests which either contrast to the operative or proposed regional policy statement and other regulations, or require an action of ORC.

A number of submissions relate to natural hazard management in the context of land use and development. While ORC is supportive of planning which is enabling, in the wake of recent, significant natural hazard events in New Zealand, central government has given a clear signal to local government that, due to New Zealand's natural hazard risk profile, management of these risks must be strengthened. This will ensure the safety of our communities and their values which are reflected in both the operative and proposed Regional Policy Statement.

ORC makes particular comments in this further submission with that focus.

END.

| QLDC Submission No. | Point No. | Original Submitter/s position | Submission Summary | Chapter | ORC's Further Submission | Reason for further ORC submission |
|---|--------------------------|--|---|------------------------|--------------------------|--|
| 9 | 9.9 | Other - Please clearly indicate your position in your submission below | To ban the use of chemical control in Lake Wanaka and introduce an environmentally sustainable approach. | 00 Entire Plan | Oppose | Under the Regional Plan: Water for Otago, the use of chemical treatment (herbicide) for the control of aquatic plants is a permitted activity. QLDC is a member of the Lake Wanaka management group with has recently approved a ten year plan for the management of <i>lagarosiphon</i> in Lake Wanaka, which includes the continued use of chemical, as well as other methods. |
| 438 | 438.1 438.3 438.39 | Not Stated | Requests that Council amend the proposed Plan to adequately recognise and provide for the operational requirements of the Commission and the associated infrastructure in a way that enables the safety and wellbeing of Queenstown as set out in this submission and specifically set out in Attachment 1. The core areas of the Proposed Plan which the Commission requests amendments to are: - The NZFS Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 (Code of Practice) should be included within the District Plan to ensure that an adequate water supply is available if there is a fire attended by NZFS; - Certain standards proposed may restrict the NZFS towers which it requires at fire stations. The NZFS towers should be exempt from the standards; Emergency services should be expressly enabled and provided for throughout the urban environment including in residential areas; - The efficient operation of emergency services within the district should be added as a strategic direction; and - fire stations should be exempt from gross floor area and hard standing area standards, as the specific operational requirements of fire stations means that they will not be able to meet these standards. | 00 Entire Plan | Support | ORC supports the NZ Fire Service submission as this requirement would provide for emergency services and critical infrastructure, giving effect to the Regional Policy Statements and the Resource Management Act 1991. |
| 600 | 600.1 | Other - Please clearly indicate your position in your submission below | Council review the use of the words 'avoid', 'prevent' or 'require' within the RPS in light of King Salmon and the implications for the region's resource use. | 00 Entire Plan | Support | ORC supports the terms referenced by the submitter being used in the district plan to ensure the district plan gives effect to the Regional Policy Statement |
| 607, 615, 621, 624 | 607.4 | Opposes or Not Stated | Delete all provisions which require "a report from an appropriately qualified and experienced", or amend provisions to clarify precisely what "appropriately qualified and experienced" entails. | 00 Entire Plan | Partial Support | ORC recognises it is important to clarify what qualified expertise will be required. |
| 711 | 711.3 | Not Stated | Recommendation: Queenstown Lakes District Council initiate a feasibility study for the reestablishment of the horse track access on the western side of Lake Wanaka. The study to include establishing as to whether or not a legal access already exists, estimated construction costings, and estimated benefits [or cost if any] to the local communities. The study to be in conjunction with The Department of Conservation, The Otago Regional Council, and Kai Tahu Ki Otago, all of which have goals that are similar. A concept Plan for a development is held by the Department of Conservation Wanaka in this area - The Neck. The project was conceived in conjunction with Ngai Tahu and is designed to construct a car layby off SH6, two look out points overlooking the wetland area, and walking tracks around the area. Refer also to my paper "Manuwahaia" Goal 7, submitted separately. Recommendation: that the Queenstown Lakes District Council make an approach to both Ngai Tahu and the Department of Conservation, and perhaps the Otago Regional Council for a jointly funded development of this site in terms of the concept plan held. | 03 Strategic Direction | Partial support | ORC supports provisions in the district plan for public access as this gives effect to both the Resource Management Act 1991 and the Regional Policy Statement. Note: any third party agreement should not be referenced in the district plan. |
| 343, 345, 375, 407, 430, 456, 513, 515, 522, 531, 532, 534, 535, 537, 598, 643, 696 | 343.9 | varied | Numerous submissions reference Chapter 3.2, and particularly policy 3.2.5.5.1 asking it gives preference to farming activity and other activities that rely on rural resources in rural areas except where it conflicts with significant nature conservation values. | 03 Strategic Direction | Supports | ORC supports these requests to the extent that QLDC is able to control incompatible activities and land use so as not to adversely affect the efficient use of land and continuing economic vitality, thus giving effect to the Regional Policy Statement. |

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| 20 | 20.5 | Other - Please clearly indicate your position in your submission below | Increased building heights and density, especially near Queenstown centre. 45 storeys for residential, with hotels at increased heights. Prevent urban sprawl Create a nice urban feel and ambience Reduce car journeys by having people closer to the center Centre of Queenstown pedestrianised ban on all polluting vehicles from Queenstown free bus service that is paid for by car charges and a tourist tax Consider moving the airport well away from the town the building code to encompass PassivHaus standards to save power usage and make properties warm and healthy | 04 Urban Development | Partial Support | ORC supports urban form that provides for essential services and an efficient transport network including as provided for in the Otago Southland Regional Transport Plans 2015 -2021. |
| 116, 234, 248, 249, 262, 265, 277, 283, 285, 326, 327, 335, 336, 345, 346, 350, 360, 361, 395, 396, 399, 401, 402, 403, 415, 416, 423, 430, 431, 453, 456, 467, 476, 480, 481, 485, 486, 487, 488, 493, 497, 499, 500, 501, 512, 513, 515, 520, 522, 523, 525, 527, 529, 530, 531, 532, 534, 535, 536, 537, 541, 542, 545, 550, 556, 567, 583, 586, 591, 608, 632, 634, 691, 694, 712, 748, 761, 762, 763, 767, 775, 803, 820, | 262.1 | Varied | Numerous submissions either rejecting in part or full discretionary status for subdivision activities. Requests are for controlled activity status to be retained for specific subdivision activities or subdivision activity in general. | 27 Subdivision and Development | Oppose | ORC requests the default activity stay as discretionary unless the QLDC is satisfied any change to the notified default activity status is in areas where development is already envisaged and matters such as Natural hazards, Infrastructure, Urban form give effect to the Regional Policy Statement. |
| 621, 669, 712, 768, 806 | 806.198 | Other/not stated | Parties have supported and/or requested an amendment as follows: Allow subdivision and development of land subject to significant natural hazards where the proposed activity does not: Accelerate or worsen the natural hazard and/or its potential impacts to an unacceptable level. Expose vulnerable activities to intolerable natural hazard risk. Create an unacceptable risk to human life. Increase the natural hazard risk to other properties to an intolerable level. Require additional works and costs that would be borne by the community. | 28 Natural Hazards | Partial Support | ORC supports this in so far as where the community will tolerate sensitive activities in areas with natural hazard risk, QLDC is able to consider all relevant matters in making a decision on such activities giving effect to the Regional Policy Statement. However, ORC would also support QLDC identifying areas in the district plan where sensitive activities such as residential development should be prohibited due to a significant level of natural risk that is intolerable. |

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