

## Part Two - Strategy

<b>Submitter Number:</b>	798	<b>Submitter:</b>	Otago Regional Council
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<b>Point Number</b>	798.22	<b>Provision:</b>	3-Part Two - Strategy
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**Position:** Not Stated

**Summary of Submission**

ORC generally supports the strategic directions identified in the Proposed District Plan.

However, ORC requests that the desired effects of subdivision, use and development are more clearly specified in the objectives and policies of this section.

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### Chapter 3 – Strategic Direction

**Submitter Number:** 10 **Submitter:** Elizabeth Hanan  
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**Point Number** 10.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Ensure any residential development should be within UGBs as determined to prevent any further erosion of rural land for say affordable housing, retirement villages or so called needy developments. These should be contained within areas already committed for urbanisation within UGBs. McDonnell Road must be retained as a boundary with the Rural zoning including the Hills golf course on one side and housing in different zonings on the other side. It is a low density traffic road where walking, cycling, families live. No urbanisation beyond the UGB for Arrowtown.

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**Point Number** 10.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Support especially the heritage and unique character of Arrowtown.

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**Point Number** 10.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4  
**Position:** Support  
**Summary of Submission** Protect and preserve the natural environment and ecosystems and especially care with runoff from subdivisions with contaminants

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**Point Number** 10.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5  
**Position:** Support  
**Summary of Submission** To maintain the quality of the landscapes - limit capacity for residential activity in rural areas and visual amenity value when viewed from Tobins Track, Crown Terrace Coronet Peak etc. Limit night sky pollution with suitable lighting in urban areas , retain the rural areas "the lungs" for the Wakatipu basin , healthy ecosystems and by limiting urban sprawl prevents run off into streams

and water ways of contaminants.

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**Point Number** 10.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6

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

**Summary of Submission** Encourage short term rentals for itinerant workers & employees. For Arrowtown - a balance to be retained - residents young and old - all generations

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**Point Number** 10.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.

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

**Summary of Submission** Note that Frankton - Remarkables Park has a commercial zoning as well as Queenstown and Wanaka

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**Submitter Number:** 19 **Submitter:** Kain Fround

**Contact Name:** **Email:** kainis\_45@hotmail.com

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**Point Number** 19.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Support

**Summary of Submission** Supports the provisions

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**Submitter Number:** 20 **Submitter:** Aaron Cowie

**Contact Name:** **Email:** aaron\_learmington@hotmail.com

**Address:** New Zealand, 0000

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**Point Number** 20.7 **Provision:** 57-3Strategic Direction

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

**Summary of Submission** Property Height and Density  
Would like all areas to have significantly higher property heights, especially towards the centre of Queenstown. Would like to see a far greater density with houses of 4-5 stories as the norm with hotel complexes even higher.

Energy Efficiency

Would like the building code to encompass PassivHaus standards as the building standards in NZ and Queenstown are generally very poor

Transport  
Would like to see a ban on all polluting vehicles from Queenstown (see Zermatt and Vengen in Switzerland as examples).

Airport  
States that if Queenstown wishes to grow flights, then moving the airport well away from the town should be considered.

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**Submitter Number:** 21 **Submitter:** Alison Walsh

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**Point Number** 21.9 **Provision:** 57-3Strategic Direction

**Position:** Support

**Summary of Submission** Supports the provisions.

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**Point Number** 21.10 **Provision:** 57-3Strategic Direction

**Position:** Support

**Summary of Submission** Supports the provisions.

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<b>Point Number</b>	21.11	<b>Provision:</b>	57-3Strategic Direction > 58-3.1Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	21.12	<b>Provision:</b>	57-3Strategic Direction > 58-3.1Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	21.13	<b>Provision:</b>	57-3Strategic Direction > 58-3.1Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	21.14	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	21.15	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	21.16	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	21.17	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	21.18	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	21.19	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	21.20	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	21.21	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	21.22	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5
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**Position:** Support

**Summary of Submission** Supports the provisions.

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**Point Number** 21.23 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6

**Position:** Support

**Summary of Submission** Supports the provisions.

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**Point Number** 21.24 **Provision:** 2-Part Two - Strategy > 2.1-3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies > 2.1.2.7-3.2.7Goal 7

**Position:** Support

**Summary of Submission** Supports the provisions.

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**Submitter Number:** 28 **Submitter:** John Hogue

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

**Address:** 69D Richardson Street, Dunedin, New Zealand, 9012

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**Point Number** 28.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.

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

**Summary of Submission** If the District Plan sets the science and strategy for our district's future then I would recommend that there is an objective missing from Goal 1, that recognises a key element of the wellbeing of the QLDC community; Enable a community lead plan to develop employment pathways to contribute to the Districts Economic activity. The region must be active in training and supporting young people in the employment opportunities that exist so there is less reliance on transient labour.

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<b>Submitter Number:</b>	46	<b>Submitter:</b>	N/A
<b>Contact Name:</b>	Dave Attwell	<b>Email:</b>	dave@vocab.co.nz
<b>Address:</b>	15 Stonebrook Drive, Wanaka, New Zealand, 9305		
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<b>Point Number</b>	46.1	<b>Provision:</b>	57-3Strategic Direction > 58-3.1Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That entry to The Lakes District Museum for local residents is free as is the case with many New Zealand Museums and Galleries. Identification for entry could take the form of a local Library card, rates account or similar.		
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<b>Submitter Number:</b>	91	<b>Submitter:</b>	Orchard Road Holdings Limited
<b>Contact Name:</b>	Alison Devlin	<b>Email:</b>	alison@willowridge.co.nz
<b>Address:</b>	PO Box 170, Dunedin, New Zealand, 9054		
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<b>Point Number</b>	91.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 81-3.2.2.1.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete policy 3.2.2.1.6. Landowners are not necessarily land developers and may end up not developing the land, which will have the same effects as land banking.		
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<b>Submitter Number:</b>	115	<b>Submitter:</b>	Florence Micoud
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<b>Point Number</b>	115.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	To include in 3.2.1 Goal - Develop a prosperous, resilient and equitable economy: Encourage the establishment of education and research facilities in the district to generate high-end jobs		

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<b>Submitter Number:</b>	117	<b>Submitter:</b>	Maggie Lawton
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<b>Address:</b>	3 Maggies Way, Wanaka, New Zealand, 9305		

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<b>Point Number</b>	117.1	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Support		
<b>Summary of Submission</b>	States the overall strategic direction is good. It may help to clarify that clean air and pristine water is for both urban and rural areas, not simply "out there" in the environment. Notes the need to be able to define qualitative terms, what is pristine, what characteristics are you measuring, how will you know? Bullet 4 Good to see encouragement of those transport options. Could also include wise resource use eg water use and energy.		

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<b>Point Number</b>	117.38	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 73-3.2.1.5Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Include water in infrastructure		

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<b>Point Number</b>	117.39	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 94-3.2.4.2Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Objective 3.2.4.2 Should also apply to significant waterways and their sources, eg Bullock Creek being a key example. Not convinced we should have policy 3.2.4.2.2 as it is a way to avoid		

3.2.4.2.1. If you do include it say “environment compensation will be required” in other words strengthen it.

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**Point Number** 117.40 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5

**Position:** Support

**Summary of Submission** Objective 3.2.4.5 is good, if you add urban streams, but policy 3.2.4.5.1 isn't strong enough. Key areas such as the source of Bullock Creek, should be identified up-front so that there protection is secured prior to, during and after development. The current issue with Bullock Creek being inter alia the access of contaminants such as poly aromatic hydrocarbons and heavy metals to the springs feeding the Creek from road run-off.

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**Point Number** 117.41 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 105-3.2.4.7Objective 7

**Position:** Support

**Summary of Submission** Objective 3.2.4.7. Emphasise that urban design and development allows for safe and attractive walking and biking routes through developments (to encourage community interaction, fitness and reduced use of car use.)

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**Point Number** 117.42 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 107-3.2.4.8Objective 8

**Position:** Support

**Summary of Submission** 3.2.4.8 The policy relates to mitigation. Should also have a policy relating to adaptation which for this District is hazard management related to climate change that recognizes more extreme events, potential flooding an rock-falls. Needs to be applied to key infrastructure and the location of developments.

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**Point Number** 117.43 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

**Position:** Support

**Summary of Submission** Again ensure that natural water courses of any significant scale is included, whether in an urban or rural location.

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**Point Number** 117.44 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 133-

3.2.6.4Objective 4

**Position:** Support

**Summary of Submission** Objective 3.2.6.4 and policy 3.2.6.4.2 There should be obvious and easy connectivity between the open spaces in urban areas, considering both pedestrians and cyclists (not always together) to ensure that there really is a network between as well as within developments, not just a series of separate open spaces. They can also be ecological corridors for bird and insect life.

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**Point Number** 117.45 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 130-3.2.6.3Objective 3

**Position:** Support

**Summary of Submission** 3.2.6.2.3 Ensure that an understanding of on-going home operating costs is part of the agreed definition of "affordable housing". Eg Being affordable to start with needs to be matched by being energy efficient and therefore not costing a lot to heat.

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**Submitter Number:** 120 **Submitter:** Elizabeth Macdonald

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**Address:** 15 Belfast Terrace, Queenstown, New Zealand, 9300

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**Point Number** 120.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

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

**Summary of Submission** Generally supports the goals, objectives and policies in 3.2.1. In particular strongly supports Objectives 3.2.1.3 (diversification of economic base);3.2.1.3.2 (recognise opportunities and risks of climate change). However the submitter strongly opposes the part of Policy 3.2.1.1.3 which seeks to 'promote growth in the visitor industry'. Delete the words 'Promote growth in the visitor industry' in Policy 3.2.1.1.3.

Strongly supports the following - Policy 3.2.2.1.1 'Apply Urban Growth Boundaries' and Objective 3.2.5.4 'finite capacity for residential activity in rural areas..'; Objective 3.2.5.5 'agriculture is fundamental to the character of our landscapes' and consequently Policy 3.2.5.5.2 'retention of character of rural areas are often dependent on...viability...of farming.' Retain Urban Growth Boundaries (Policy 3.2.2.1.1) and Objectives 3.2.5.4; Objective3.2.5.5 and Policy 3.2.5.5.2

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<b>Submitter Number:</b>	145	<b>Submitter:</b>	Upper Clutha Environmental Society (Inc)
<b>Contact Name:</b>	Julian Haworth	<b>Email:</b>	uces@xtra.co.nz
<b>Address:</b>	245 Hawea Back Road, Wanaka, New Zealand, 9382		

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<b>Point Number</b>	145.5	<b>Provision:</b>	57-3Strategic Direction
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**Position:** Not Stated

**Summary of Submission**

Supports Objective 3.2.4.7 and Policy 3.2.4.7.1. Seeks that the objective and policy above is deleted from the Strategic Direction chapter (the whole of which the Society opposes) and added to Part 4.4.3 Open Space and Recreation in the Operative District Plan.

The Society seeks that 3.2.4.7 is either included as a new objective and policy in 4.4.3 in the form above or incorporated into a rewritten Policy 4.4.3. Objective 4 Esplanade Access in the Operative District Plan.

The Society seeks that a comprehensive list of unformed legal roads are mapped and clearly labelled on the District Plan maps. This would be consistent with the proposed marking of these unformed legal roads on cadastral maps by the government's Walking Access Panel in order to facilitate public access along them.

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<b>Point Number</b>	145.14	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1 > 111-3.2.5.1.1
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

The Landscape Lines determined in the Proposed District Plan process are excluded from the Plan altogether because they are not credible.

Failing this the Society seeks that the Landscape Lines are included on District Plan maps as dotted lines and that the Landscape Lines are described as guidelines that are purely indicative.

If this course of action is taken the Society seeks that the text on maps in the Operative District Plan are amended and included in the Proposed District Plan as follows:

*"Boundary between two different landscape categories....these dotted lines have been determined under a broad-brush analysis as part of the District Plan process but have not yet been through the Environment Court process to determine their exact location and are not definitive. The dotted lines are purely indicative until their exact location has been determined through the Environment Court process."*

Such an approach would give more certainty to landowners and applicants and would be consistent with the Act while at the same time accepting that only a fine-grained analysis under Court conditions can accurately define Landscape Lines where they are contentious.

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<b>Point Number</b>	145.15	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

The Landscape Lines determined in the Proposed District Plan process are excluded from the Plan altogether because they are not credible.

Failing this the Society seeks that the Landscape Lines are included on District Plan maps as dotted lines and that the Landscape Lines are described as guidelines that are purely indicative.

If this course of action is taken the Society seeks that the text on maps in the Operative District Plan are amended and included in the Proposed District Plan as follows:

*“Boundary between two different landscape categories...these dotted lines have been determined under a broad-brush analysis as part of the District Plan process but have not yet been through the Environment Court process to determine their exact location and are not definitive. The dotted lines are purely indicative until their exact location has been determined through the Environment Court process.”*

Such an approach would give more certainty to landowners and applicants and would be consistent with the Act while at the same time accepting that only a fine-grained analysis under Court conditions can accurately define Landscape Lines where they are contentious.

**Point Number**

145.19

**Provision:**

57-3Strategic Direction

**Position:**

Oppose

**Summary of Submission**

The retention of the rural areas objectives and policies, assessment matters and rules in the exact form that they appear in the Operative District Plan except for the amendments to them sought by the Society in other separate submissions to the Proposed District Plan made at this time.

**Point Number**

145.27

**Provision:**

57-3Strategic Direction

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

The Society supports goal 3.2.2 relating to Urban Growth and seeks that it is moved to Part 4 of the Operative District Plan as described above and in a separate submission.

The Society supports the reference to Climate Change 3.2.1.3.2 and seeks that this policy, or similar, is included in Part 4 District Wide Issues of the Operative District Plan.

The Society supports the proposed Part 3.2.4.7 relating to public access and seeks that this is moved to Part 4.4.3 of the Operative District Plan as described above and in a separate submission.

The Society seeks that the Strategic Direction chapter is deleted from the Plan. Parts of the Strategic Direction chapter that have some purpose (as described above) should be moved to the relevant parts of the Plan within the Operative District Plan structure.

The Society seeks the retention of the existing structure in the Operative District Plan and sees very little merit in the Strategic Direction chapter.

<b>Submitter Number:</b>	179	<b>Submitter:</b>	Vodafone NZ
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<b>Point Number</b>	179.8	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Define the relationship of the goals, objectives and opolicies with the other chapters of the plan. Delete the goals from the chapter and retain as titles.</p> <p>Insert new policies:</p> <p><u><i>In recognition of the benefits of utilities and the significant investment in utilities, enable utilities and infrastructure to be developed, maintained, upgraded and operated provided that, as a result of its location, and design;</i></u></p> <ul style="list-style-type: none"> <li>• <u><i>the adverse effects on significant natural and physical resources and cultural values are avoided, or where this is not practicable, remedied or mitigated; and</i></u></li> <li>• <u><i>other adverse effects on the environment are appropriately controlled.</i></u></li> <li>• <u><i>avoid land-uses that may result in adverse reverse sensitivity effects on telecommunication infrastructure facilities or where this is not practicable, remedied, mitigated.</i></u></li> </ul> <p><u><i>Enable infrastructure to be effective and efficient, especially in regard to its configuration, recognising that it may be located in or traverse sensitive areas where there is a functional or operational need for that location.</i></u></p>		
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<b>Submitter Number:</b>	187	<b>Submitter:</b>	Nicholas Kiddle
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<b>Point Number</b>	187.1	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the chapter generally.		

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<b>Submitter Number:</b>	191	<b>Submitter:</b>	Spark Trading NZ Limited
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<b>Point Number</b>	191.7	<b>Provision:</b>	57-3Strategic Direction
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**Position:** Oppose

**Summary of Submission**

Define the relationship of the goals, objectives and policies with the other chapters of the plan.

Delete Goals from the chapter and retain as titles.

Insert new policies:

In recognition of the benefits of utilities and the significant investment in utilities, enable utilities and infrastructure to be developed, maintained, upgraded and operated provided that, as a result of its location, and design;

a. the adverse effects on significant natural and physical resources and cultural values are avoided, or where this is not practicable, remedied or mitigated; and

b. other adverse effects on the environment are appropriately controlled.

c. avoid land-uses that may result in adverse reverse sensitivity effects on telecommunication infrastructure facilities or where this is not practicable, remedied, mitigated.

Enable infrastructure to be effective and efficient, especially in regard to its configuration, recognising that it may be located in or traverse sensitive areas where there is a functional or operational need for that location.

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<b>Submitter Number:</b>	197	<b>Submitter:</b>	Jeffrey Hylton
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<b>Point Number</b>	197.7	<b>Provision:</b>	57-3Strategic Direction > 58-3.1Purpose
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**Position:** Support

**Summary of Submission** supports the purpose generally.

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**Point Number** 197.8 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.

**Position:** Support

**Summary of Submission** That you read this chapter and realise that the council or lawyers have already said yes to new developments that have fractured the area into different commercial zones. ( 3.2.1.1.2. )

That all farmland remaining is put under protection from further subdivision and protected from rate increases as it would have no land bank value.

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**Point Number** 197.9 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2

**Position:** Support

**Summary of Submission** Make the urban growth boundaries permanent. supports the goals.

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**Point Number** 197.10 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3

**Position:** Support

**Summary of Submission** supports the provision.

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**Point Number** 197.11 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3

**Position:** Support

**Summary of Submission** supports the provision.

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**Point Number** 197.12 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3

**Position:** Support

**Summary of Submission** supports the provision.



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<b>Point Number</b>	197.13	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	supports the provision.
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<b>Point Number</b>	197.14	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	supports the provision.
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<b>Point Number</b>	197.15	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	supports the provision.
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<b>Point Number</b>	197.16	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	supports the provision.
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<b>Point Number</b>	197.17	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	supports the provision.
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<b>Point Number</b>	197.18	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6
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<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Companies like NZ ski and Skyline to name just two should be responsible in providing housing or accommodation at affordable rents to the thousands that work in these companies.		
<b>Point Number</b>	197.19	<b>Provision:</b>	2-Part Two - Strategy > 2.1-3 3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies > 2.1.2.7-3.2.7Goal 7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Questioned History.....is this 2015?		

<b>Submitter Number:</b>	199	<b>Submitter:</b>	Craig Douglas
<b>Contact Name:</b>		<b>Email:</b>	cg.douglas@xtra.co.nz
<b>Address:</b>	Unknown, Arrowtown, Arrowtown, New Zealand, 9302		
<b>Point Number</b>	199.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision.		
<b>Point Number</b>	199.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision. It should be noted that the commercial precinct and local shopping centre for Arrowtown residents is Frankton or Queenstown, not Arrowtown.		
<b>Point Number</b>	199.3	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission** Requests that there be a requirement for plan changes to be considered in relation to a yet to be produced, long term plan for the management of population growth in the Wakatipu Basin.

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**Point Number** 199.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3

**Position:** Support

**Summary of Submission** Supports the provision.

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**Point Number** 199.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4

**Position:** Support

**Summary of Submission** Supports the provision.

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**Point Number** 199.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

**Position:** Support

**Summary of Submission** Supports the provision.

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**Point Number** 199.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6

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

**Summary of Submission** the concept of affordable housing be removed from the plan objectives unless it is properly defined and specific actions are identified to achieve it.

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**Point Number** 199.8 **Provision:** 2-Part Two - Strategy > 2.1-3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies > 2.1.2.7-3.2.7Goal 7

**Position:** Support

**Summary of Submission** Supports the provision.

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**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

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**Point Number** 208.29 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 78-3.2.2.1.3  
**Position:** Oppose  
**Summary of Submission** Amend as follows:  
*3.2.2.1.3 Manage the form of urban development within the UGBs ensuring:*  

- That design of development continues to be of a high quality given the critical importance that the character of Queenstown has to its success;
- Connectivity and integration with existing urban development;
- Sustainable provision of Council infrastructure; and
- Facilitation of an efficient transport network, with particular regard to integration with public and active transport systems

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**Point Number** 208.30 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 79-3.2.2.1.4  
**Position:** Oppose  
**Summary of Submission** Amend as follows:  
*Encourage a higher density of residential development in locations close to town centres, local shopping zones, activity centres, public transport routes and non-vehicular trails, whilst ensuring adverse effects are avoided, remedied or mitigated.*

---

**Point Number** 208.31 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3 > 86-3.2.3.1Objective 1 > 87-3.2.3.1.1  
**Position:** Oppose  
**Summary of Submission** Amend as follows:  
*Ensure development responds to the character of its site, the street, open space and surrounding area, whilst acknowledging the necessity of increased densities and some change in character in certain locations may be appropriate and where adverse effects can be avoided, remedied or mitigated.*

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**Submitter Number:** 217 **Submitter:** Jay Berriman

**Contact Name:** **Email:** jay@epkcrew.com

**Address:** 30B Loop Road, Kawarau Falls, Queenstown, NZ, 9300

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**Point Number** 217.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

**Position:** Support

**Summary of Submission** Encourage Rural Lifestyle where appropriate. Limit further growth of Rural Residential.

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**Point Number** 217.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3

**Position:** Support

**Summary of Submission** Supports the provision,

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**Point Number** 217.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4

**Position:** Support

**Summary of Submission** supports the provision.

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**Point Number** 217.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

**Position:** Support

**Summary of Submission** Provide for Visitor Zoning that will allow for tourism opportunity's and where appropriate additional Rural Lifestyle Zoning.

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**Point Number** 217.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Support

**Summary of Submission** Well planed Rural Lifestyle Zoning to allow farmers to be able to adapt to the intensification of living and tourism in the area.

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**Submitter Number:** 221

**Submitter:** Susan Cleaver

**Contact Name:**

**Email:** suecleaver2000@gmail.com

**Address:** 23 Nairn Street, Arrowtown, 9302

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**Point Number** 221.1

**Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

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

**Summary of Submission** That the ONL lines are re-evaluated and are removed from areas that include pastoral farmland, residential areas and medium density zones.

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**Submitter Number:** 226

**Submitter:** Guardians of Lake Hawea

**Contact Name:** Barbara Chinn

**Email:** b.chinn@xtra.co.nz

**Address:** Rapid 20 Muir Road, Lake Hawea, RD2 Wanaka, New Zealand, 9382

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**Point Number** 226.1

**Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4

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

**Summary of Submission** The Guardians of Lake Hawea consider that the QLDC District Plan needs to include specific mention of water quality. The District Plan should contain a section stating how storm water and water runoff are monitored; and the QLDC should plan more secure infrastructure and monitoring for the township, which is no longer a holiday destination alone, but now includes many permanent residences and is still growing rapidly.

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**Submitter Number:** 238 **Submitter:** NZIA Southern and Architecture + Women Southern

**Contact Name:** NZIA and Architecture+Women Southern Southern **Email:** nortyqt@xtra.co.nz

**Address:** 486, queenstown, Queenstown, New Zealand, 9348

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**Point Number** 238.1 **Provision:** 57-3Strategic Direction

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

**Summary of Submission** Need to emphasize that strong urban design qualities and principles should accompany all design work in urban areas. Supports densification in appropriate areas. Need to emphasize Urban Growth Boundaries as distinct and defensible and value the rural land surrounding urban areas. Need to emphasize diversification away from tourism.

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**Point Number** 238.64 **Provision:** 57-3Strategic Direction > 58-3.1Purpose

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

**Summary of Submission** supports the provision in part. Suggested rewording as below:

- Dramatic alpine landscapes free of inappropriate development
- Clean air and pristine water
- Vibrant and compact town centres **that are well designed, high quality urban environments"**.
- Compact and connected settlements **urban areas defined by urban growth boundaries** that encourage public transport, biking and walking
- Diverse, resilient, inclusive and connected communities
- A district providing a variety of lifestyle choices
- An innovative and diversifying economy based around **higher value jobs and industries**
- A unique and distinctive heritage

•Distinctive Ngai Tahu values, rights and interests This direction is provided through a set of Strategic Goals, Objectives and Policies which provide the direction for the more detailed provisions related to zones and specific topics contained elsewhere in the District Plan

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**Point Number** 238.134 **Provision:** 57-3Strategic Direction > 58-3.1Purpose

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

**Summary of Submission** Support in part.

Requests changes to the following:

- *"....Dramatic alpine landscapes free of inappropriate development*
- *Clean air and pristine water*
- *Vibrant and compact town centres that are well designed, high quality urban environments*
- *Compact and connected settlements urban areas defined by urban growth boundaries that encourage public transport, biking and walking*
- *Diverse, resilient, inclusive and connected communities*
- *A district providing a variety of lifestyle choices*
- *An innovative and diversifying economy based around higher value jobs and industries...."*

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**Point Number** 238.135 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.

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

**Summary of Submission** Add further goal to 3.2  
3.2.1.4 Demand good design in all development

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**Point Number** 238.136 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1. > 62-3.2.1.1.1.

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

**Summary of Submission** 3.2.1.1 (add further words)  
*Provide a planning framework for the Queenstown waterfront, and Wanaka waterfront central business areas that enables quality development and enhancement of the centres as the key commercial , cultural and local government hubs of the district , building on their existing functions and strengths. Provide a planning framework for Frankton town Centre that will enable quality development, connectivity and identity acknowledging the importance of the airport, and the opportunities presented by the waterfront edges of Lake Wakatipu, Kawarau and Shotover rivers.*

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**Point Number** 238.137 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 65-3.2.1.2Objective 2.

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

**Summary of Submission** Support (with clarification and added detail):  
3.2.1.2  
*"Recognise .....outside of the Queenstown waterfront and Wanaka waterfront central business*



areas."

Add a chapter and policy at this level to the district plan that recognises the development of Frankton called Frankton Town Centre.

Add policy

Frankton town Centre will be a new vibrant, mixed use town centre to attract visitors and support local commercial services taking advantage of its unique central location in the district with a distinct identity.

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<b>Point Number</b>	238.138	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 73-3.2.1.5Objective 5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support (with more detail).Promote use of Frankton Arm and Kawarau River for a ferry network. Submitter presents attached maps with ideas for Frankton.  3.2.1.5 <i>Maintain and promote..Including designated Airports, key roading, <u>key bridges</u>, and communication technology networks.</i>		

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<b>Point Number</b>	238.139	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 82-3.2.2.1.7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Does not support. Delete 3.2.2.1.7. Replace with: <u>3.2.2.1.7</u> <u>That further urban development of the district is confined to inside Urban Growth Boundaries.</u>		

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<b>Point Number</b>	238.140	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 78-3.2.2.1.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support (with extra provisions). Add to 3.2.2.1.3: <i>"Manage the form of urban development within the UGBs ensuring</i> <ul style="list-style-type: none"><li><i><u>urban design principles are applied.</u></i></li></ul>		

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<b>Point Number</b>	238.141	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission** Support in part. Add into 3.2.3.1.1  
*Ensure development is well designed and responds to...*  
Add into 3.2.3.1.2  
*That large scale development is comprehensively designed according to best practice urban design principles and with ....*

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**Point Number** 238.142 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 99-3.2.4.4Objective 4

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

**Summary of Submission** Support in part. Add new objective  
*promote planting of native species that are water efficient and revitalise pastoral areas.-*

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**Point Number** 238.143 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6

**Position:** Support

**Summary of Submission** supports the provision.

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**Point Number** 238.144 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 123-3.2.6.1Objective 1

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

**Summary of Submission** Add words to 3.2.6.1  
*Objective*  
*Provide access to well designed quality housing that is more affordable*

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**Point Number** 238.145 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 123-3.2.6.1Objective 1 > 125-3.2.6.1.2

**Position:** Oppose

**Summary of Submission** Does not support.  
3.2.6.1.2 add words  
*Council will consider and review options about using community land for housing development to deliver quality affordable housing.*

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<b>Point Number</b>	238.146	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 130-3.2.6.3Objective 3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports the provision with additional policy. Additional policy <u>3.2.6.4.2</u> <u>Ensure Council -led and private design and development of public spaces and built environment are designed according to best practice urban design principles.</u>		
<b>Point Number</b>	238.147	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 133-3.2.6.4Objective 4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports the provision with additional policy. Additional policy <u>3.2.6.4.2</u> <u>Ensure Council -led and private design and development of public spaces and built environment are designed according to best practice urban design principles.</u>		
<b>Point Number</b>	238.148	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 130-3.2.6.3Objective 3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision. These need to be mapped at a district scale so that future needs can be identified and planned for.		

<b>Submitter Number:</b>	248	<b>Submitter:</b>	Shotover Trust
<b>Contact Name:</b>	Scott Freeman	<b>Email:</b>	scott@southernplanning.co.nz
<b>Address:</b>	PO Box 1081, Queenstown, New Zealand, 9348		
<b>Point Number</b>	248.11	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission** If Lot 1 remains split zoned as demarcated on Planning Map 29 of the PDP, submitter opposes Objective 3.2.5.2 which seeks to minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes. This objective should provide the flexibility of avoiding, remedying or mitigating adverse effects in the specified Rural Landscapes.

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**Point Number** 248.12 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4

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

**Summary of Submission** If Lot 1 remains split zoned as demarcated on Planning Map 29 of the PDP, submitter opposes in part objective 3.2.5.4 which seeks to recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained. This objective is very broad and difficult to quantify.

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

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

**Address:** PO Box 170, Dunedin, New Zealand, 9054

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**Point Number** 249.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1.

**Position:** Oppose

**Summary of Submission** Change Objective 3.2.1.1 to Recognise, develop and sustain the Queenstown and Wanaka ~~central~~ business and commercial areas as the hubs of New Zealand's premier alpine resorts and the District's economy.

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**Point Number** 249.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1. > 62-3.2.1.1.1.

**Position:** Oppose

**Summary of Submission** Change Policy 3.2.1.1.1 to Provide a planning framework for the Queenstown and Wanaka ~~central~~ business and

commercial areas that enables quality development and enhancement of the centres as the key commercial hubs of the District,

building on their existing functions and strengths.

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<b>Point Number</b>	249.4	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1. > 63-3.2.1.1.2.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Change policy 3.2.1.1.2 Avoid commercial rezoning that could fundamentally undermine the role of the Queenstown and Wanaka <del>central</del> business <u>and commercial</u> areas as the primary focus for the District's economic activity.		

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<b>Point Number</b>	249.5	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1. > 64-3.2.1.1.3.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Change policy 3.2.1.1.3 Promote growth in the visitor industry and encourage investment in lifting the scope and quality of attractions, facilities and services within the Queenstown and Wanaka <del>central</del> business <u>and commercial</u> areas.		

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<b>Point Number</b>	249.6	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 65-3.2.1.2Objective 2.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Change Objective to 3.2.1.2 Recognise, develop and sustain the key local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka <u>central</u> business <del>and commercial</del> areas in the District.		

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<b>Point Number</b>	249.7	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 81-3.2.2.1.6
<b>Position:</b>	Oppose		

**Summary of Submission**

Delete policy 3.2.2.1.6.

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**Submitter Number:**

251

**Submitter:**

PowerNet Limited

**Contact Name:**

Megan Justice

**Email:**

megan.justice@mitchellpartnerships.co.nz

**Address:**

PO Box 489, Dunedin, New Zealand, 9054

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**Point Number**

251.1

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 73-3.2.1.5Objective 5

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Supports in Part. PowerNet seeks that the objective is amended as follows:

*Maintain and promote the efficient operation and development of the District's infrastructure, including designated Airports, key roading, electricity and communication technology networks.*

PowerNet considers that additional policies are required to assist Objective 3.2.1.5 being achieved and effectively implemented. Insert new policies to complement Objective 3.2.1.5 as follows:

*Policy 3.2.1.5.1 Recognise that infrastructure makes an essential contribution to the prosperity and economic resilience of the District.*

*Policy 3.2.1.5.2 Ensure that the efficient and effective operation of infrastructure is safeguarded and not compromised, now or in the future, by incompatible development.*

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**Point Number**

251.2

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

**Position:**

Oppose

**Summary of Submission**

Oppose in part. PowerNet seeks that Goal 3.2.5 and the associated objectives and policies are amended to recognise the operational and locational constraints of infrastructure.

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**Point Number**

251.3

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

PowerNet submits that the following new goal and associated objective and policies be inserted into the PDP:

*3.2.8 Goal –Providing for the ongoing operation and growth of regionally significant infrastructure.*  
*Objective 3.2.8.1 Recognise that the functional or operational requirements of regionally or*

nationally significant infrastructure can necessitate a particular location.

Policy 3.2.8.1.1 Enable the continued operation, maintenance and upgrading of regionally and nationally significant infrastructure and associated activities.

Policy 3.2.8.1.2 Where practicable, mitigate the impacts of regionally and nationally significant infrastructure on outstanding natural landscapes and outstanding natural features.

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**Submitter Number:** 255 **Submitter:** N.W. & C.E. BEGGS

**Contact Name:** Noel Beggs **Email:** beggsy@xtra.co.nz

**Address:** 154 Centennial Avenue, RD 1, Queenstown, New Zealand, 9371

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**Point Number** 255.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2

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

**Summary of Submission** That council recognises the special character of Arrowtown and also the established Urban Growth Boundary (UGB). Any internal changes to zoning within the UGB should not be influenced by the fact an UGB exists.

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**Point Number** 255.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3

**Position:** Support

**Summary of Submission** That this Goal is strictly adhered to when considering any changes to Arrowtown, particularly as they apply to the existing Urban Growth Boundary and proposed medium density residential zoning.

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**Point Number** 255.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

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

**Summary of Submission** Policy objective 3.2.5.2 is adopted and enforced.

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<b>Submitter Number:</b>	265	<b>Submitter:</b>	Phillip Bunn
<b>Contact Name:</b>		<b>Email:</b>	phillipbunn@outlook.com
<b>Address:</b>	297 Morven Ferry Road, RD 1, Queenstown, New Zealand, 9371		
<hr/>			
<b>Point Number</b>	265.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Requests the ONL lines be reviewed.</p> <p>Submitter objects to the ONL lines which have been drawn on the new district plan maps. Submitter notes that in the Morven Ferry Neighbourhood (shown on proposed planning map 30) it has been drawn in where there was no line before, running through paddocks that have been ploughed and heavily modified. On the submitters neighbouring property Doonholm the ONL line has been shown on the developed paddocks well out from the base of Morven Hill, and considers that this line should be moved back to the paper road at the base of Morven Hill. Requests that the ONL line should actually run up and over the top of Morven Hill leaving the back side away from Lake Hayes open for recreational development such as down hill mountain biking.</p>		
<hr/>			

<b>Submitter Number:</b>	271	<b>Submitter:</b>	Board of Airline Representatives of New Zealand (BARNZ)
<b>Contact Name:</b>	John Beckett	<b>Email:</b>	john@barnz.org.nz
<b>Address:</b>	Level 12, 120 Albert Street, PO Box 2779, Auckland, New Zealand, 1140		
<hr/>			
<b>Point Number</b>	271.3	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 73-3.2.1.5Objective 5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support and add a new policy supporting objective 3.2.1.5:</p> <ul style="list-style-type: none"> <li>Avoid reverse sensitivity effects on significant infrastructure by requiring other urban subdivision, use and development to not occur in a location or form that constrains the use, operation, maintenance and upgrading of existing and planned significant infrastructure.</li> </ul>		
<hr/>			



<b>Point Number</b>	271.4	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add an additional bullet to 3.2.2.1: · in locations which avoid reverse sensitivity effects on significant infrastructure.		
<b>Point Number</b>	271.5	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 78-3.2.2.1.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add an additional bullet to 3.2.2.1.3: · that development occurs in locations and forms which avoid reverse sensitivity effects on significant infrastructure.		

<b>Submitter Number:</b>	285	<b>Submitter:</b>	Debbie MacColl
<b>Contact Name:</b>		<b>Email:</b>	deb.maccoll@gmail.com
<b>Address:</b>	74 Jean Robins Drive, RD 1, Queenstown, New Zealand, 9371		
<b>Point Number</b>	285.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 76-3.2.2.1.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Requests that this policy provides for projected growth over the next 10, 20-50 years (to identify the next area of land outside the UGB that future expansion of the town may go); OR  delete urban growth boundary's in there entirety. States that the UGB has been placed around Arrowtown with no room for the town to expand except for infill.		
<b>Point Number</b>	285.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5
<b>Position:</b>	Support		

**Summary of Submission**

Objective 3.2.5.4 More residential activity in rural areas should be planned for in two stages - over the next 10 -20 years then 20 -50 years to allow for efficient transport and roading systems and QLDC infrastructure to be planned for.

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**Point Number**

285.3

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1

**Position:**

Support

**Summary of Submission**

The viability of farming may need to be supplemented by allowing commercial activity in the rural area not directly related to farming. As pastoral farming diminishes in the rural area, a variety of other rural based activities should be encouraged, for example polo.

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**Point Number**

285.4

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6

**Position:**

Support

**Summary of Submission**

Zone more land. Increase the number of housing opportunities within the district over all levels from high density urban to rural residential. Provide for a retirement lifestyle village near Arrowtown.

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**Point Number**

285.21

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3 > 90-3.2.3.2Objective 2 > 91-3.2.3.2.1

**Position:**

Support

**Summary of Submission**

Identify heritage items and ensure they are protected from inappropriate development. The maintenance and upgrading of heritage items should be encouraged and be a permitted activity.

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**Submitter Number:**

288

**Submitter:**

Barn Hill Limited

**Contact Name:**

**Email:**

firgrovefarm@gmail.com

**Address:**

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

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<b>Point Number</b>	288.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Zone more RR land in the Wakatipu Basin as per application by Barn Hill Ltd.		

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<b>Submitter Number:</b>	289	<b>Submitter:</b>	A Brown
<b>Contact Name:</b>		<b>Email:</b>	brown.hawea@actrix.co.nz
<b>Address:</b>	83 Timaru creek Road, RD 2, Wanaka, New Zealand, 9382		

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<b>Point Number</b>	289.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Seeks Council write policies to demonstrate the intention of Objective 3.2.1.4 as it is difficult to ascertain what is meant by 'recognise' - how will this be done? and 'sensitive approach' - what is a sensitive approach?		

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<b>Point Number</b>	289.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Hawea needs strong protections for the rural landscape to prevent sprawling and sporadic development which would degrade the nature of Hawea. Fertile agricultural land is a valuable resource, therefore subdivision of productive farmland for housing, such as lifestyle and rural residential should not be a discretionary activity but should be a publically notified activity.		

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<b>Point Number</b>	289.3	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 76-3.2.2.1.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	There should be an urban growth boundary for Hawea (map 17 of the proposed plan). The community does not want to see housing spread sporadically across farmland to Hawea Flat, nor does it want to see housing go eat of Muir Road.		

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<b>Point Number</b>	289.4	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 80-3.2.2.1.5
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**Position:** Support

**Summary of Submission** The recommended urban town boundary for Lake Hawea has within it suitably zoned land to provide for future growth with a diversity of housing. Undeveloped zones and unbuilt sections will last to at least the mid 2030s.

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<b>Point Number</b>	289.5	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 80-3.2.2.1.5
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Solar energy is under-utilised across the entire Queenstown Lakes District, promotion is inadequate and consent costs are unfriendly. It is recommended that Council actively promote solar energy.

Water efficiency opportunities could be encouraged by requiring all new buildings to collect rainwater. This would reduce storm water runoff and lessen the need for reticulation.

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<b>Point Number</b>	289.8	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 99-3.2.4.4Objective 4
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**Position:** Support

**Summary of Submission** Educate the public in relation to wilding tree species. Encourage, support and require removal of existing wilding trees. Council should remove wilding trees on Council land. Buddleia should be added to the list of wilding species.

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<b>Point Number</b>	289.9	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5
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**Position:** Support

**Summary of Submission** Support the use of the words 'preserve and enhance'

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<b>Point Number</b>	289.10	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
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> 92-3.2.4Goal 4 > 103-  
3.2.4.6Objective 6

**Position:** Support

**Summary of Submission** Support

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**Point Number** 289.11 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

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

**Summary of Submission** Hawea's flat farmland should be a specified rural landscape on the district plan maps and be consistent with the urban growth boundary.

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**Point Number** 289.12 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4

**Position:** Support

**Summary of Submission** Hawea's rural landscape is important and housing needs to be confined to urban boundaries.

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**Point Number** 289.13 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

**Position:** Support

**Summary of Submission** Hawea's rural landscape is important and housing needs to be confined to urban boundaries.

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**Submitter Number:** 292

**Submitter:** John Walker

**Contact Name:**

**Email:** walkershj@gmail.com

**Address:** 193 Plantation Road, Wanaka, New Zealand, 9305

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<b>Point Number</b>	292.1	<b>Provision:</b>	57-3Strategic Direction > 58-3.1Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support bullet points 3 & 4.		
<hr/>			
<b>Point Number</b>	292.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Strengthen policies to achieve hubs and avoid any undermining.		
<hr/>			
<b>Point Number</b>	292.3	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Strengthen policies to emphasise compact, well designed and integrated urban form for Wanaka.		
<hr/>			
<b>Point Number</b>	292.4	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Specific policies that individualise specific areas.		
<hr/>			
<b>Point Number</b>	292.5	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Strengthen the policies		
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<b>Submitter Number:</b>	294	<b>Submitter:</b>	Steven Bunn
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<b>Contact Name:</b>		<b>Email:</b>	smrjbunn@gmail.com
<b>Address:</b>	Unknown, Botany Downs, Auckland, New Zealand, 2010		
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<b>Point Number</b>	294.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete.		
<hr/>			

<b>Submitter Number:</b>	297	<b>Submitter:</b>	Taco Medic
<b>Contact Name:</b>	Robbie McGillivray	<b>Email:</b>	info@tacomedic.co.nz
<b>Address:</b>	49 McDonnell Road, Arrowtown, 9302		
<hr/>			
<b>Point Number</b>	297.1	<b>Provision:</b>	57-3Strategic Direction > 58-3.1Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	support of the chapter including for the purpose of mobile food vending, food trucks and food markets		
<hr/>			

<b>Submitter Number:</b>	307	<b>Submitter:</b>	Kawarau Jet Services Holdings Ltd
<b>Contact Name:</b>	Amy Wilson-White	<b>Email:</b>	amyw@brownandcompany.co.nz
<b>Address:</b>	PO Box 1467, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	307.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3.

**Position:** Support

**Summary of Submission** KJet considers that commercial recreational activities such as jet boating should be actively recognised in the strategic direction of the District Plan and add the following new policy:

3.2.1.3.3 Provide for a range of appropriate Recreational and Commercial Recreational activities in the rural areas and on the lakes and rivers of the District.

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**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

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**Point Number** 315.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 73-3.2.1.5Objective 5

**Position:** Support

**Summary of Submission** Supports the objectives recognising that farming plays a key part in defining the areas landscapes and economy.

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**Point Number** 315.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

**Position:** Support

**Summary of Submission** Supports the objectives recognising that farming plays a key part in defining the areas landscapes and economy.

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**Submitter Number:** 332 **Submitter:** this is a personal submission

**Contact Name:** Rachel Brown **Email:** rakilsnakil@gmail.com

**Address:** 109 Loess Lane, RD 2, Wanaka, New Zealand, 9382



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<b>Point Number</b>	332.1	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Adopt the retention of the strategic direction chapter.		

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<b>Submitter Number:</b>	333	<b>Submitter:</b>	Tim Medland
<b>Contact Name:</b>		<b>Email:</b>	tim@aedifice.co.nz
<b>Address:</b>	22 Dublin Street, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	333.1	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Build the conference centre/hotel/Ngai Tahu pools/use QLDC land for high rise accommodation in partnership with professionals.  Supports the general direction in terms of higher density and selecting the correct sites for some high rise condominiums to tackle the population increase.  Requests that QLDC consider joint ventures with local or national developers to build the capacity required to house the future population - for example the motor camp and Gorge Road.  Prioritise Queenstown to keep it a tourist Mecca.		

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<b>Submitter Number:</b>	335	<b>Submitter:</b>	Nic Blennerhassett
<b>Contact Name:</b>		<b>Email:</b>	nickblen@kinect.co.nz
<b>Address:</b>	P O Box 215, Wanaka, New Zealand, 9343		

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<b>Point Number</b>	335.1	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	General support with addition of a clause in this section and in section 4 that makes it clear the proposed UGB is not a permanent fixture, and also seek that the Wanaka 2020 OGB is shown on Maps 19-24.		

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<b>Submitter Number:</b>	339	<b>Submitter:</b>	Evan Alty
<b>Contact Name:</b>		<b>Email:</b>	altyevan@gmail.com
<b>Address:</b>	PO Box 10, Lake Hawea, New Zealand, 9345		

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<b>Point Number</b>	339.2	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support in principle. No mention of "safe guarding" or reference to the Districts vitally important indigenous flora and		

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<b>Point Number</b>	339.3	<b>Provision:</b>	57-3Strategic Direction > and Policies > 92-3.2.4G
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	No clear connection with this goal and the objectives and policies that follow. For example, Objective 33.2.1 and its There needs to be a clear reference with each other.		

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<b>Point Number</b>	339.4	<b>Provision:</b>	57-3Strategic Direction > and Policies > 92-3.2.4G 3.2.4.3Objective 3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Concerned with the ability of this objective and Policies 33.2.1.1 and 33.2.17 to protect rare or threatened indigenous		

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<b>Point</b>	339.14	<b>Provision:</b>	57-3Strategic Direction >
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**Number**

and Policies &gt; 92-3.2.4G

**Position:** Support**Summary of Submission** Supports the goal.**Point Number** 339.15**Provision:**

57-3Strategic Direction &gt; and Policies &gt; 92-3.2.4G 3.2.4.1Objective 1

**Position:** Oppose**Summary of Submission** Amend as follows:  
*Promote development and activities that sustain or enhance the life supporting capacity of air, water, soil and ecosystems indigenous biodiversity.***Point Number** 339.16**Provision:**

57-3Strategic Direction &gt; and Policies &gt; 92-3.2.4G 3.2.4.2Objective 2 &gt; 95-3

**Position:** Oppose**Summary of Submission** Amend as follows:  
Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant scheduling them on the District Plan maps, or through resource consent processes and ensure their protection**Point Number** 339.17**Provision:**

57-3Strategic Direction &gt; and Policies &gt; 92-3.2.4G 3.2.4.2Objective 2 &gt; 96-3

**Position:** Oppose**Summary of Submission** Amend as follows:  
*Avoid significant adverse effects on nature conservation values. In relation to adverse effects on nature conservation significant :**(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 of***Point Number** 339.18**Provision:**

57-3Strategic Direction &gt; and Policies &gt; 92-3.2.4G 3.2.4.2Objective 2

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

**Summary of Submission** Add new policy:  
*Policy 3.2.4.2.3. "Maintain indigenous biodiversity through resource consent processes"*

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**Point Number** 339.19 **Provision:** 57-3Strategic Direction > and Policies > 92-3.2.4G 3.2.4.3Objective 3

**Position:** Support

**Summary of Submission** Supports the objective.

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**Point Number** 339.20 **Provision:** 57-3Strategic Direction > and Policies > 92-3.2.4G 3.2.4.3Objective 3 > 98-3

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

**Summary of Submission** Amend as follows:  
That development and use ~~does~~ not adversely affect the survival chances of rare, endangered, or vulnerable species animal communities.

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**Point Number** 339.21 **Provision:** 57-3Strategic Direction > and Policies > 92-3.2.4G 3.2.4.4Objective 4 > 100

**Position:** Support

**Summary of Submission** Supports the policy.

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**Point Number** 339.22 **Provision:** 57-3Strategic Direction > and Policies > 92-3.2.4G 3.2.4.5Objective 5

**Position:** Oppose

**Summary of Submission** Amend as follows:  
*Preserve or enhance the natural character and biodiversity values of the beds and margins of the District's lakes, ri*

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**Point Number** 339.23 **Provision:** 57-3Strategic Direction > and Policies > 92-3.2.4G 3.2.4.5Objective 5 > 102

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

**Summary of Submission** Amend as follows:

*That subdivision and / or development which may have adverse effects on the natural character and nature conservation District's lakes, rivers, wetlands and their beds and margins be carefully managed so that life-supporting capacity, in natural character is maintained or enhanced*

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**Point Number** 339.24

**Provision:**

57-3Strategic Direction >  
and Policies > 92-3.2.4G  
3.2.4.6Objective 6

**Position:** Support

**Summary of Submission** Supports the objective.

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**Point Number** 339.25

**Provision:**

57-3Strategic Direction >  
and Policies > 92-3.2.4G  
3.2.4.7Objective 7

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

**Summary of Submission** Amend as follows:

~~Facilitate~~ Maintain and enhance public access to the natural environment particularly to and along rivers and lakes.

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**Point Number** 339.26

**Provision:**

57-3Strategic Direction >  
and Policies > 92-3.2.4G  
3.2.4.7Objective 7 > 106

**Position:** Support

**Summary of Submission** Supports the policy.

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**Point Number** 339.27

**Provision:**

57-3Strategic Direction >  
and Policies > 92-3.2.4G  
3.2.4.8Objective 8

**Position:** Support

**Summary of Submission** Supports the objective

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**Point Number** 339.28

**Provision:**

57-3Strategic Direction >  
and Policies > 92-3.2.4G

**Position:** Support

**Summary of Submission** Supports the objective.

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**Submitter Number:** 340 **Submitter:** Ros & Dennis Hughes  
**Contact Name:** **Email:** roshughes@gmail.com  
**Address:** 182 Lakeview Terrace, RD 2, Lake Hawea, New Zealand, 9382

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**Point Number** 340.3 **Provision:** 57-3Strategic Direction  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Request that greater prominence to the significant of Night Sky as a key aspect of the District's Natural Environment by including its in the Natural Environment and designating it an Outstanding Natural Feature or Element.

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**Submitter Number:** 343 **Submitter:** ZJV (NZ) Limited  
**Contact Name:** Amy Wilson-White **Email:** amyw@brownandcompany.co.nz  
**Address:** PO Box 1467, Queenstown, New Zealand, 9348

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**Point Number** 343.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Supports subject to the following changes:  
 Objective 3.2.1.4  
 Recognise the potential for rural areas to diversify their land use beyond the strong productive

~~value of traditional rural activities including~~ farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.

OR

In the alternative any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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**Point Number** 343.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

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

**Summary of Submission** Supports with the following amendments:  
Objective **3.2.5.5** Recognise that agricultural land use and other activities that rely on rural resources ~~is~~ are fundamental to the character of our landscapes.

OR

In the alternative any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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**Point Number** 343.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2

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

**Summary of Submission** Supports with the following amendments:  
**3.2.5.5.2** Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of activities that rely on rural resources and farming and that evolving forms of agricultural and other land uses which may change the landscape are anticipated.

OR

In the alternative any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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**Point Number** 343.9 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1

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

**Summary of Submission** Supports 3.2.5.5.1 with the following amendments:  
"3.2.5.5.1 Give preference to farming ~~activity~~ and other activities that rely on rural resources in

rural areas except where it conflicts with significant nature conservation values." OR In the alternative any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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**Submitter Number:** 345 **Submitter:** (K)John McQuilkin  
**Contact Name:** **Email:** amyw@brownandcompany.co.nz  
**Address:** PO Box 1467, Queenstown, New Zealand, 9348

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**Point Number** 345.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

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

**Summary of Submission**

Supports with the following amendments:

*Objective **3.2.1.4** Recognise the potential for rural areas to diversify their land use beyond ~~the strong productive value of traditional rural activities including farming,~~ provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.*

OR

In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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**Point Number** 345.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

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

**Summary of Submission**

Supports with the following amendments:

*Objective **3.2.5.5** Recognise that agricultural land use and other activities that rely on rural resources ~~is~~ are fundamental to the character of our landscapes.*

OR

In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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<b>Point Number</b>	345.3	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Supports with the following amendments:</p> <p><i><u>Policies 3.2.5.5.1 Give preference to farming activity and other activities that rely on rural resources in rural areas except where it conflicts with significant nature conservation values.</u></i></p> <p>OR</p> <p>In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.</p>		
<b>Point Number</b>	345.4	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Supports with the following amendments:</p> <p><i><u>3.2.5.5.2 Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of activities that rely on rural resources and farming and that evolving forms of agricultural and other land uses which may change the landscape are anticipated.</u></i></p> <p>OR</p> <p>In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.</p>		

<b>Submitter Number:</b>	355	<b>Submitter:</b>	Matukituki Trust
<b>Contact Name:</b>	Louise Taylor	<b>Email:</b>	louise.taylor@mitchellpartnerships.co.nz
<b>Address:</b>	PO Box 489, Dunedin, 9054		
<b>Point Number</b>	355.1	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Any additional, alternative or consequential relief necessary or appropriate to address the matters raised in this submission (including the general submission at para 4.2 ) and/or the relief requested in this submission, including any such other combination of plan provisions, objectives, policies,		

rules and standards provided that the intent of this submission is enabled.

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**Point Number** 355.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1

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

**Summary of Submission** Opposes in part.  
Amend Objective 3.2.5.1 as follows:  
*Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from inappropriate subdivision, use and development*

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**Point Number** 355.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1 > 111-3.2.5.1.1

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

**Summary of Submission** Oppose in part.  
Amend Policy 3.2.5.1.1 as follows:  
*Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and protect them from the adverse effects of inappropriate subdivision, use and development.*

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**Submitter Number:** 356 **Submitter:** X-Ray Trust Limited  
**Contact Name:** Louise Taylor **Email:** louise.taylor@mitchellpartnerships.co.nz  
**Address:** PO Box 489, Dunedin, 9054

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**Point Number** 356.34 **Provision:** 57-3Strategic Direction

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

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

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**Submitter Number:** 361 **Submitter:** Grant Hylton Hensman, Sharyn Hensman & Bruce Herbert Robertson, Scope Resources Ltd, Granty Hylton Hensman & Noel Thomas van Wichen, Trojan Holdings Ltd

**Contact Name:** Jayne Macdonald **Email:** jmacdonald@mactodd.co.nz

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

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**Point Number** 361.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 65-3.2.1.2Objective 2. > 68-3.2.1.2.3.

**Position:** Oppose

**Summary of Submission** Amend the Strategic Direction Policy 3.2.1.2.3 as follows: "Avoid non-industrial activities not related to or supporting Industrial activities occurring within areas zoned for Industrial activities."

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

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

**Address:** PO Box 4715, Christchurch, 8140

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**Point Number** 373.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4

**Position:** Support

**Summary of Submission** Retain Goal 3.2.4 as notified.

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**Point Number** 373.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 94-3.2.4.2Objective 2 > 95-3.2.4.2.1

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

**Summary of Submission**

Amend Policy 3.2.4.2.1 as follows:

Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas on the District Plan maps and through further ecological assessment associated with development and use activities, and ensure their protection.

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**Point Number**

373.6

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 94-3.2.4.2Objective 2 > 96-3.2.4.2.2

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend Policy 3.2.4.2.2 as follows:

~~Where adverse effects on nature conservation values cannot be avoided, remedied or mitigated, consider environmental compensation as an alternative.~~ Where residual adverse effects of activities on nature conservation values cannot be otherwise avoided remedied or mitigated, the use of biodiversity offsets should be considered to achieve no net loss of indigenous biodiversity, and preferably a net gain.

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**Point Number**

373.7

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 97-3.2.4.3Objective 3

**Position:**

Support

**Summary of Submission**

Retain as notified.

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**Point Number**

373.8

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 97-3.2.4.3Objective 3 > 98-3.2.4.3.1

**Position:**

Support

**Summary of Submission**

Retain as notified.

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**Point Number**

373.9

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 99-3.2.4.4Objective 4

**Position:**

Support

**Summary of Submission**

Retain as notified.

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<b>Point Number</b>	373.10	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 99-3.2.4.4Objective 4 > 100-3.2.4.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain as notified.		

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<b>Submitter Number:</b>	375	<b>Submitter:</b>	Jeremy Carey-Smith
<b>Contact Name:</b>		<b>Email:</b>	amyw@brownandcompany.co.nz
<b>Address:</b>	PO Box 1467, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	375.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>The following changes are sought:</p> <p>Objective <b>3.2.1.4</b> Recognise the potential for rural areas to diversify their landuse beyond <del>the strong productive value of traditional rural activities including farming</del>, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.</p> <p>OR</p> <p>In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.</p>		

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<b>Point Number</b>	375.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>The following changes are sought:</p> <p>Objective <b>3.2.5.1</b> Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from <u>inappropriate</u> subdivision, use and development.</p> <p>OR</p>		

In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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**Point Number** 375.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1 > 111-3.2.5.1.1

**Position:** Support

**Summary of Submission** The following changes are sought:

Policy **3.2.5.1.1** Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, ~~and protect them from the adverse effects of subdivision and development.~~

**3.2.5.1.2** Protect the Outstanding Natural Landscapes and Outstanding Natural Features from the adverse effects of subdivision, use and development.

OR

In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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**Point Number** 375.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

**Position:** Support

**Summary of Submission** The following changes are sought:

Objective **3.2.5.5** Recognise that agricultural land use and other activities that rely on rural resources is are fundamental to the character of our landscapes.

OR

In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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**Point Number** 375.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1

**Position:** Support

**Summary of Submission** The following changes are sought:

Policy **3.2.5.5.1** Give preference to farming ~~activity~~ and other activities that rely on rural resources in rural areas except where it conflicts with significant nature conservation values.

OR

In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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**Point Number** 375.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2

**Position:** Support

**Summary of Submission** The following changes are sought:

**Policy 3.2.5.5.2** Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of activities that rely on rural resources and farming and that evolving forms of agricultural and other land uses which may change the landscape are anticipated.

OR

In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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**Submitter Number:** 378 **Submitter:** Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))

**Contact Name:** Kirsty O'Sullivan **Email:** kirsty.osullivan@mitchellpartnerships.co.nz

**Address:** PO Box 489, Dunedin, 9054

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**Point Number** 378.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2

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

**Summary of Submission** Support and retain as notified.

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**Point Number** 378.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 94-3.2.4.2Objective 2

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

**Summary of Submission** Opposes in part Objective 3.2.4.2 and associated Policy 3.2.4.2.2 and submits that the provisions be amended to refer to the values of Significant Natural Areas.

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**Point Number** 378.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 97-3.2.4.3Objective 3

**Position:** Oppose

**Summary of Submission** Opposes in part Objective 3.2.4.3 and associated Policy 3.2.4.4.1 and submits that the provisions be amended as follows:

*Objective 3.2.4.3*

*Maintain or enhance the survival chances of significant indigenous vegetation and significant habitats of indigenous fauna. rare, endangered, or vulnerable species of indigenous plant or animal communities.*

*Policy 3.2.4.3.1*

*That development does not adversely affect the survival chances of significant indigenous vegetation and significant habitats of indigenous fauna. rare, endangered, or vulnerable species of indigenous plant or animal communities.*

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**Point Number** 378.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 105-3.2.4.7Objective 7

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

**Summary of Submission** Supports Objective 3.2.4.7 and associated Policy 3.2.4.7.1. Retain the provisions as notified.

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**Point Number** 378.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1

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

**Summary of Submission** Supports objective 3.2.5.1 and associated Policy 3.2.5.1.1 but submits that the provisions be amended to be consistent with Section 6(b) of the RMA which seeks to protect ONL and ONF from "inappropriate" subdivision, use and development.

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**Point Number** 378.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3

**Position:** Support

**Summary of Submission** Supports the provision and submits it be retained as notified.

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**Point Number** 378.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 130-3.2.6.3Objective 3



<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports Objective 3.2.6.3 and associated Policy 3.2.6.3.1 to 3.2.6.3.2 and submits they be retained as notified.		
<b>Point Number</b>	378.31	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Such further or other relief as is appropriate or desirable in order to take account of the concerns expressed in this submission		

<b>Submitter Number:</b>	383	<b>Submitter:</b>	Queenstown Lakes District Council
<b>Contact Name:</b>	Vanessa van Uden	<b>Email:</b>	mayor@qldc.govt.nz
<b>Address:</b>	Private Bag 50072, Queenstown, New Zealand, 9348		
<b>Point Number</b>	383.9	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete the words "in a logical manner"		
<b>Point Number</b>	383.10	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Remove additional full stop.		
<b>Point Number</b>	383.11	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission**

Replace the word "provide" with "enable".

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**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

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**Point Number** 407.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4  
**Position:** Support  
**Summary of Submission** (a) MCS **SUPPORTS** the goals, objectives and policies in Chapter 3.2, but seeks modifications as follows:  
*Objective 3.2.1.4 Recognise the potential for rural areas to diversify their land use beyond ~~the strong productive value of~~ traditional rural activities including farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.*

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**Point Number** 407.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5  
**Position:** Support  
**Summary of Submission** (a) MCS **SUPPORTS** the goals, objectives and policies in Chapter 3.2, but seeks modifications as follows:  
*Objective 3.2.5.5 Recognise that agricultural land use and other activities that rely on rural resources is are fundamental to the character of our ~~landscapes~~ rural areas.*  
*Policies 3.2.5.5.1 Give preference to farming ~~activity~~ and other activities that rely on rural resources in rural areas except where it conflicts with significant nature conservation values.*  
*3.2.5.5.2 Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of activities that rely on rural resources and farming and that evolving forms of agricultural and other land uses which may change the ~~landscape~~ character are anticipated.*

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<b>Submitter Number:</b>	408	<b>Submitter:</b>	Otago Foundation Trust Board
<b>Contact Name:</b>	Amy Wilson-White	<b>Email:</b>	amyw@brownandcompany.co.nz
<b>Address:</b>	PO Box 1467, Queenstown, New Zealand, 9348		
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<b>Point Number</b>	408.28	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Supports the location of the UGB in relation to the site (legally described as Section 130, Blk I Shotover SD, Section 31, Blk Shotover SD, and Part of Section 132, Blk I Shotover SD).		
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<b>Submitter Number:</b>	421	<b>Submitter:</b>	Two Degrees Mobile Limited
<b>Contact Name:</b>	Robert Monro	<b>Email:</b>	robert.monro@2degreesmobile.co.nz
<b>Address:</b>	PO Box 8540, Riccarton, Christchurch, New Zealand, 8440		
<hr/>			
<b>Point Number</b>	421.7	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Define the relationship of the goals, objectives and policies with the other chapters of the plan.</p> <p>Delete goals from the chapter and retain as titles.</p> <p>Insert new policies to as outlined within submission 421 to address infrastructure/utilities.</p>		
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<b>Submitter Number:</b>	423	<b>Submitter:</b>	Carol Bunn
<b>Contact Name:</b>		<b>Email:</b>	carolbunn.winemaker@gmail.com

**Address:** 23 Nairn Street, Arrowtown, 9302

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**Point Number** 423.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

**Position:** Oppose

**Summary of Submission** That the ONL lines are re-evaluated and removed from areas that are farmland, medium density and residential zones

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**Submitter Number:** 430 **Submitter:** Ayrburn Farm Estate Ltd

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

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

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**Point Number** 430.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

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

**Summary of Submission** AFE generally SUPPORTS the goals, objectives and policies in Chapter 3.2, but seeks modifications as follows:

*Objective 3.2.1.4 Recognise the potential for rural areas to diversify their land use beyond ~~the strong productive value of~~ **traditional rural activities including** farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.*

*Objective 3.2.5.2 Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes. **Recognise the landscape character and visual amenity values of the Rural Landscapes and manage the adverse effects of subdivision, use and development on these values,***

*Policies 3.2.5.2.1 Identify the district's Rural Landscapes ~~Classification~~ on the district plan maps, and minimise the effects of subdivision, use and development on these landscapes.*

*3.2.5.2.2 Avoid, remedy or mitigate the adverse effects of subdivision, use and development within Rural Landscapes.*

*Objective 3.2.5.4 Recognise there is a finite capacity for residential activity in rural areas if the qualities of ~~our~~ the landscape are to be maintained.*

*Objective 3.2.5.5 Recognise that agricultural land use and other activities that rely on rural resources ~~is are~~ fundamental to the character of ~~our~~ the landscapes.*

*Policies 3.2.5.5.1 Give preference to farming ~~activity~~ and other activities that rely on rural*

resources in rural areas except where it conflicts with significant nature conservation values.

**3.2.5.5.2** Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of **activities that rely on rural resources and** farming and that evolving forms of agricultural **and other** land uses which may change the landscape are anticipated.

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<b>Submitter Number:</b>	433	<b>Submitter:</b>	Queenstown Airport Corporation
<b>Contact Name:</b>	Kirsty O'Sullivan	<b>Email:</b>	kirsty.osullivan@mitchellpartnerships.co.nz
<b>Address:</b>	PO Box 489, Dunedin, 9054		

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<b>Point Number</b>	433.37	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 73-3.2.1.5Objective 5
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Retain the objective as notified.

Insert three new policies to give effect to Objective 3.2.1.5 as follows:

**Policy 3.2.1.5.1**

Recognise that infrastructure, including the district's airports, makes an essential contribution to the prosperity and economic resilience of the District.

**Policy 3.2.1.5.2**

Ensure that the efficient and effective operation of infrastructure, including the districts airports, is safeguarded and not compromised, now or in the future, by incompatible development.

**Policy 3.2.1.5.3**

To recognise that Queenstown Airport is an essential lifeline utility.

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<b>Point Number</b>	433.38	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5
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**Position:** Oppose

**Summary of Submission** Goal 3.2.5 and the associated objectives and policies should be amended to recognise that operational, technical, functional and safety related requirements of infrastructure may impose locational constraints on infrastructure.

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**Point Number** 433.39 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

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

**Summary of Submission** The following new goal and associated objectives and policies should be inserted into the Proposed Plan:

**3.2.8 Goal –Provide for the ongoing operation and growth of regionally significant infrastructure**

**Objective 3.2.8.1**

Recognise that the functional or operational requirements of regionally or nationally significant infrastructure can necessitate a particular location.

**Policy 3.2.8.1.1**

Enable the continued operation, maintenance and upgrading of regionally and nationally significant infrastructure and associated activities.

**Policy 3.2.8.1.2**

Where practicable, mitigate the impacts of regionally and nationally significant infrastructure on outstanding natural landscapes and outstanding natural features.

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**Submitter Number:** 438 **Submitter:** New Zealand Fire Service

**Contact Name:** Alice Burnett **Email:** alice.burnett@beca.com

**Address:** PO Box 13960, Armagh, Christchurch, 8141

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**Point Number** 438.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

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

**Summary of Submission** Requests insertion of new objective under Goal 3.2.1 which recognises the importance of emergency service facilities.

Suggested wording as below:

*“provision for, comprehensive emergency services throughout the city, including for their necessary access to properties and the water required for firefighting”.*

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**Submitter Number:** 442 **Submitter:** David and Margaret Bunn

**Contact Name:** **Email:** dmbunn@snap.net.nz

**Address:** 219 Morven Ferry Road, RD 1, Queenstown, New Zealand, 9371

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**Point Number** 442.1 **Provision:** 57-3Strategic Direction > 58-3.1Purpose

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

**Summary of Submission** Provide long term plan for the next 50 years to allow long term planning for the future relating to all aspects of population growth.

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**Point Number** 442.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2

**Position:** Oppose

**Summary of Submission** Delete urban growth boundaries.

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**Point Number** 442.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

**Position:** Oppose

**Summary of Submission** Delete the ONL lines across our paddocks by the Kawarau River and place as before around the top half of Punt Hill only. Also sort the rest of the districts ONL lines out.

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**Point Number** 442.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6

**Position:** Support

**Summary of** provide for all housing needs through out the District and make sure there are the appropriate

**Submission** level of services for this housing.

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**Submitter Number:** 449 **Submitter:** none  
**Contact Name:** Tracey Henderson **Email:** mrshendy@icloud.com  
**Address:** 10 Rifleman Street, Albert Town, Wanaka, 9305

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**Point Number** 449.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 123-3.2.6.1Objective 1

**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.

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

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**Point Number** 456.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

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

**Summary of Submission** The submitter generally **supports** the goals, objectives and policies in Chapter 3.2, but seeks modifications as follows:

*Objective **3.2.1.4** Recognise the potential for rural areas to diversify their land use beyond ~~the~~ strong productive value of **traditional rural activities including** farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu*



values, rights and interests.

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Point Number** 456.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

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

**Summary of Submission** The submitter generally **supports** the goals, objectives and policies in Chapter 3.2, but seeks modifications as follows:

*Objective 3.2.5.2 Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes. Recognise the landscape character and visual amenity values of the Rural Landscapes and manage the adverse effects of subdivision, use and development on these values.*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Point Number** 456.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2 > 113-3.2.5.2.1

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

**Summary of Submission** The submitter generally **supports** the goals, objectives and policies in Chapter 3.2, but seeks modifications as follows:

*Policy 3.2.5.2.1 Identify the district's Rural Landscapes ~~Classification~~ on the district plan maps, ~~and minimise the effects of subdivision, use and development on these landscapes.~~*

*Policy 3.2.5.2.2 Avoid, remedy or mitigate the adverse effects of subdivision, use and development within Rural Landscapes.*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Point Number** 456.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4

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

**Summary of Submission**

The submitter generally **supports** the goals, objectives and policies in Chapter 3.2, but seeks modifications as follows:

*Objective **3.2.5.4** Recognise there is a finite capacity for residential activity in rural areas if the qualities of ~~our~~ **the** landscape are to be maintained.*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Point Number**

456.5

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

The submitter generally **supports** the goals, objectives and policies in Chapter 3.2, but seeks modifications as follows:

*Objective **3.2.5.5** Recognise that agricultural land use **and other activities that rely on rural resources** is **are** fundamental to the character of ~~our~~ **the** landscapes.*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Point Number**

456.6

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

The submitter generally **supports** the goals, objectives and policies in Chapter 3.2, but seeks modifications as follows:

*Policy **3.2.5.5.1** Give preference to farming ~~activity~~ **and other activities that rely on rural resources** in rural areas except where it conflicts with significant nature conservation values.*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Point Number**

456.7

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

The submitter generally **supports** the goals, objectives and policies in Chapter 3.2, but seeks modifications as follows:

**Policy 3.2.5.5.2** *Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of **activities that rely on rural resources and** farming and that evolving forms of agricultural **and other** land uses which may change the landscape are anticipated.*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Submitter Number:** 469

**Submitter:** Julie Newell

**Contact Name:**

**Email:** julie.daryl@xtra.co.nz

**Address:** 122 Anderson Road, Wanaka, Wanaka, New Zealand, 9305

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**Point Number** 469.1

**Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6

**Position:** Oppose

**Summary of Submission**

Consider the contribution of VA to the affordability of accommodation

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:** 471

**Submitter:** Reece Gibson

**Contact Name:**

**Email:** reece.gibson@opus.co.nz

**Address:** 13 York Street, Queenstown, 9300

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**Point Number** 471.1

**Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2

**Position:** Support

**Summary of Submission** That the strategic and integrated management of growth covers all growth within the district, not just urban growth, and that the integrated planning/zoning/structure planning includes the consideration of connectivity/accessibility (transportation) both within and between different zones/areas.

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**Submitter Number:** 502

**Submitter:** Allenby Farms Limited

**Contact Name:** Warwick Goldsmith

**Email:** warwick.goldsmith@andersonlloyd.co.nz

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

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**Point Number** 502.1

**Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1

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

**Summary of Submission** Amend **Objective 3.2.5.1** as follows.

Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from *inappropriate* subdivision, use and development.

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**Point Number** 502.2

**Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

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

**Summary of Submission** Amend **Objective 3.2.5.2** as follows.

~~Minimise~~ Avoid, remedy or mitigate the adverse *effects on natural* landscapes ~~effects of~~ *from inappropriate* subdivision, use or development in specified Rural Landscapes.

---

**Submitter Number:** 513

**Submitter:** Jenny Barb

**Contact Name:** Maree Baker-Galloway

**Email:** maree.baker-galloway@andersonlloyd.co.nz

**Address:** PO Box 201, Queenstown, New Zealand, 9300

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**Point Number** 513.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

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

**Summary of Submission** Amend Objective 3.2.1.4 as follows:

*Recognise the potential for rural areas to diversify their land use beyond ~~the strong productive value of traditional rural activities including farming,~~ provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.*

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**Point Number** 513.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

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

**Summary of Submission** Amend **Objective 3.2.5.2** as follows.

~~Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.~~  
*Recognise the landscape character and visual amenity values of Rural Landscape Classification and manage the adverse effects of subdivision, use and development on these values,*

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**Point Number** 513.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2 > 113-3.2.5.2.1

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

**Summary of Submission** Amend **Policy 3.2.5.2.1** as follows.

Identify the district's Rural Landscape Classification on the district plan maps, and ~~minimise avoid, remedy or mitigate the adverse effects of inappropriate~~ subdivision, use and development on these landscapes.

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**Point Number** 513.4 **Provision:** 2-Part Two - Strategy > 2.1-3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies > 2.1.2.5-3.2.5Goal 5 > 2.1.2.5.2-3.2.5.2Objective 2 > 2.1.2.5.2.2-3.2.5.2.2

**Position:** Support

**Summary of Submission** Insert following policy 3.2.5.2.2

Avoid, remedy or mitigate the adverse effects of subdivision, use and development within these landscapes.

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**Point Number** 513.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3

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

**Summary of Submission** Amend **Objective 3.2.5.3** as follows.  
~~Direct new~~ Encourage subdivision, use or development to occur in those areas which have potential to absorb change ~~without~~ while recognising the importance of ~~detracting from~~ landscape and visual amenity values.

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**Point Number** 513.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4

**Position:** Oppose

**Summary of Submission** Delete **Objective 3.2.5.4**

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**Point Number** 513.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4

**Position:** Oppose

**Summary of Submission** Amend **Objective 3.2.5.4** as follows.  
~~Recognise there is a finite~~ Provide for an appropriate future capacity for residential activity in rural areas ~~if the qualities of our~~ while recognising the importance of natural landscapes ~~are to be maintained.~~

---

**Point Number** 513.8 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

**Position:** Oppose

**Summary of Submission** Amend Objective 3.2.5.5 as follows:  
Recognise that agricultural land use and other activities that rely on rural resources ~~is~~ are fundamental to the character of our landscapes

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**Point Number** 513.9 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1

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

**Summary of Submission** Amend Policy 3.2.5.5.1 as follows:  
*Give preference to farming ~~activity~~ and other activities that rely on rural resources in rural areas except where it conflicts with significant nature conservation values*

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**Point Number** 513.10 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 123-3.2.6.1Objective 1

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

**Summary of Submission** Amend **Objective 3.2.6.1** as follows.  
*Maintain and provide access to housing and land supply for housing that is more affordable.*

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**Submitter Number:** 515 **Submitter:** Wakatipu Equities

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

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

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**Point Number** 515.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

**Position:** Oppose

**Summary of Submission** Amend **Objective 3.2.5.2** as follows.  
~~Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.~~  
*Recognise the landscape character and visual amenity values of Rural Landscape Classification.*

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**Point Number** 515.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-

**Position:** Oppose

**Summary of Submission** Amend **Policy 3.2.5.2.1** as follows.

~~Identify the district's Rural Landscape Classification on the district plan maps, and minimise the *Avoid, remedy, or mitigate the adverse* effects of subdivision, use and development these landscapes *on the Rural Landscape Classification.*~~

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**Point Number** 515.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3

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

**Summary of Submission** Amend **Objective 3.2.5.3** as follows.

~~Direct new *Encourage* subdivision, use or development to occur in those areas which have potential to absorb change without *while recognising the importance of* detracting from landscape and visual amenity values.~~

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**Point Number** 515.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4

**Position:** Oppose

**Summary of Submission** Amend **Objective 3.2.5.4** as follows.

~~Recognise there is a finite *Provide for an appropriate future* capacity for residential activity in rural areas if the qualities of our *while recognising the importance of natural landscapes* are to be maintained.~~

---

**Point Number** 515.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

**Position:** Oppose

**Summary of Submission** Amend **Objective 3.2.5.5** as follows;

**Objective 3.2.5.5** Recognise that agricultural land use *and other activities that rely on rural resources* ~~is~~ *are* fundamental to the character of our landscapes.

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**Point Number** 515.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1



**Position:** Oppose

**Summary of Submission** Amend **Policy 3.2.5.5.1** as follows;

**Policies 3.2.5.5.1** Give preference to farming and other activities that rely on rural resources activity in rural areas except where it conflicts with significant nature conservation values.

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**Point Number** 515.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2

**Position:** Oppose

**Summary of Submission** Amend **Policy 3.2.5.5.2** as follows;

**3.2.5.5.2** Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of farming and other activities that rely on rural resources and that evolving forms of agricultural and other land uses which may change the landscape are anticipated

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**Point Number** 515.8 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 123-3.2.6.1Objective 1

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

**Summary of Submission** Amend **Objective 3.2.6.1** as follows.

Maintain and provide access to housing and land supply for housing that is more affordable.

---

**Submitter Number:** 516 **Submitter:** MacFarlane Investments

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

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

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**Point Number** 516.1 **Provision:** 57-3Strategic Direction

**Position:** Oppose

**Summary of Submission** Amend the proposed plan and Map 36 as follows:

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

Review, enabling PC 50 to run its course.

OR

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

AND

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

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<b>Submitter Number:</b>	517	<b>Submitter:</b>	John Thompson
<b>Contact Name:</b>	Maree Baker-Galloway	<b>Email:</b>	maree.baker-galloway@andersonlloyd.co.nz
<b>Address:</b>	PO Box 201, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	517.1	<b>Provision:</b>	57-3Strategic Direction
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**Position:** Oppose

**Summary of Submission**

Amend the proposed plan and Map 36 as follows:

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

OR

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

AND

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

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<b>Submitter Number:</b>	519	<b>Submitter:</b>	New Zealand Tungsten Mining Limited
<b>Contact Name:</b>	Maree Baker-Galloway	<b>Email:</b>	maree.baker-galloway@andersonlloyd.co.nz

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

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**Point Number** 519.8 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3.

**Position:** Not Stated

**Summary of Submission** Add the following new policy 3.2.1.3.3:  
Encourage innovative and sustainable mining activity in suitable areas where this will not cause permanent degradation of landscape character.

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**Point Number** 519.9 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

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

**Summary of Submission** Delete Objective 3.2.1.4 and replace as follows:  
Recognise and provide for the potential for rural areas to diversify their land use by:  
- enabling tourism, employment, recreational, and residential based activities  
- accommodating a diverse range of activities and industries that have a functional need to be located in rural areas.  
While taking into account any effects on rural amenity landscape character, healthy ecosystems, and Ngai Tahu values rights and interests

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**Point Number** 519.10 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

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

**Summary of Submission** Amend Objective 3.2.1.4 as follows:  
Recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided an appropriate sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.

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**Point Number** 519.11 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 94-3.2.4.2Objective 2 > 96-3.2.4.2.2

**Position:** Support

**Summary of Submission** Retain Policy 3.2.4.2.2

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**Point Number** 519.12 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5

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

**Summary of Submission** Amend Objective 3.2.4.5 as follows:  
Preserve or ~~enhance~~ the natural character of the beds and margins of the District's lakes, rivers and wetlands and protect them from inappropriate subdivision, use and development.

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**Point Number** 519.13 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 105-3.2.4.7Objective 7 > 106-3.2.4.7.1

**Position:** Oppose

**Summary of Submission** Amend Policy 3.2.4.7.1 as follows.  
Opportunities to provide safe public access to the natural environment are considered sought at the time of plan change, subdivision or development

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**Point Number** 519.14 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 107-3.2.4.8Objective 8 > 108-3.2.4.8.1

**Position:** Oppose

**Summary of Submission** Amend Policy 3.2.4.8.1 as follows:  
~~Concentrate~~ encourage development where possible within existing urban areas, promoting higher density development that is more energy efficient and supports public transport ~~to limit increases in greenhouse gas emissions in the District.~~

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**Point Number** 519.15 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1

**Position:** Oppose

**Summary of Submission** Amend Objective 3.2.5.1 as follows.  
~~Protect~~ Avoid, remedy or mitigate adverse effects on the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from inappropriate subdivision, use and development.

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**Point Number** 519.16 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1 > 111-3.2.5.1.1

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

**Summary of Submission** Amend Policy 3.2.5.1.1 as follows;  
Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and ~~protect~~ *avoid, remedy, or mitigate adverse effects on* them from the ~~adverse effects of~~ *inappropriate* subdivision, *use* and development.

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**Point Number** 519.17 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1

**Position:** Not Stated

**Summary of Submission** Add the following new policy:  
*Adopt performance standards for land use activities, including mining activities, which manage their adverse effects on the Outstanding Natural Landscapes and Outstanding Natural Features.*

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**Point Number** 519.18 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

**Position:** Oppose

**Summary of Submission** Amend Objective 3.2.5.2 as follows.  
~~Minimise~~ Avoid, remedy or mitigate the adverse *effects on natural* landscapes ~~effects of~~ *from in appropriate* subdivision, use or development in specified Rural Landscapes.

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**Point Number** 519.19 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2 > 113-3.2.5.2.1

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

**Summary of Submission** Amend Policy 3.2.5.2.1 as follows:  
Identify the district's Rural Landscape Classification on the district plan maps, and ~~minimise~~ *manage* the effects of subdivision, use and development on these landscapes.

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**Point Number** 519.20 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3

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

**Summary of Submission** Amend Objective 3.2.5.3 as follows.

Direct new Encourage subdivision, use or development to occur in those areas which have potential to absorb change without while recognising the importance of detracting from landscape and visual amenity values except in the case of the development of location-specific resources.

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**Point Number** 519.21 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4 > 117-3.2.5.4.1

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

**Summary of Submission** Delete Policies 3.2.5.4.1

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**Point Number** 519.22 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 136-3.2.7Goal 6 > 137-3.2.7.1Objective 1

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

**Summary of Submission** Amend Objective 3.2.7.1 as follows:

Recognise and provide for Ngai Tahu values, rights and interests, including taonga species and habitats, and wahi tupuna

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**Submitter Number:** 522 **Submitter:** Kristie Jean Brustad and Harry James Inch

**Contact Name:** Vanessa Robb **Email:** vanessa.robb@andersonlloyd.co.nz

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

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**Point Number** 522.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

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

**Summary of Submission** Amend Objective 3.2.1.4 as follows:

Recognise the potential for rural areas to diversify their land use beyond ~~the strong productive value of traditional rural activities including farming,~~ provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.

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**Point Number** 522.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

**Position:** Oppose

**Summary of Submission** Amend Objective 3.2.5.2 as follows.

~~Minimise the adverse landscape effects of subdivision, use of development in specified Rural landscapes~~

Recognise the landscape character and visual amenity. values of Rural Landscape Classification and manage the adverse effects of subdivision, use and development on these values,

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**Point Number** 522.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2 > 113-3.2.5.2.1

**Position:** Oppose

**Summary of Submission** Amend Policy 3.2.5.2.1 as follows.

~~Identify the district's Rural Landscape Classification on the district plan maps, and minimise avoid remedy or mitigate the adverse effects of inappropriate subdivision use and development on these landscapes.~~

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**Point Number** 522.4 **Provision:** 2-Part Two - Strategy > 2.1-3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies > 2.1.2.5-3.2.5Goal 5 > 2.1.2.5.2-3.2.5.2Objective 2 > 2.1.2.5.2.2-3.2.5.2.2

**Position:** Support

**Summary of Submission** Insert following policy 3.2.5.2.2

Avoid, remedy, or mitigate the adverse effects of subdivision, use and development within these landscapes.

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**Point Number** 522.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3

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

**Summary of Submission** Amend Objective 3.2.5.3 as follows.

~~Direct new~~ Encourage subdivision, use or development to occur in those areas which have potential to absorb change ~~without~~ while recognising the importance of ~~detracting from~~ landscape and visual amenity values.

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**Point Number** 522.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4

**Position:** Oppose

**Summary of Submission** Delete Objective 3.2.5.4

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**Point Number** 522.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4

**Position:** Oppose

**Summary of Submission** Amend Objective 3.2.5.4 as follows.

~~Recognise there is a finite~~ Provide for an appropriate future capacity for residential activity in rural areas if the qualities of our ~~while recognising the importance of natural landscapes are to be maintained.~~

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**Point Number** 522.8 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

**Position:** Oppose

**Summary of Submission** Amend Objective 3.2.5.5 as follows:

Recognise that agricultural land use and other activities that rely on rural resources ~~is~~ are fundamental to the character of our landscapes.

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**Point Number** 522.9 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1

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

**Summary of Submission** Amend Policy 3.2.5.5.1 as follows:



Give preference to farming ~~activity~~ and other activities that rely on rural resources in rural areas except where it conflicts with significant nature conservation values.

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**Point Number** 522.10 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2

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

**Summary of Submission** Amend Policy 3.2.5.5.2 as follows:

Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of activities that rely on rural resources and farming and that evolving forms of agricultural and other land uses, which may change the landscape are anticipated.

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**Point Number** 522.11 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 123-3.2.6.1Objective 1

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

**Summary of Submission** Amend Objective 3.2.6.1 as follows.

Maintain and provide access to housing and land supply for housing that is more affordable.

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**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

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**Point Number** 524.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 79-3.2.2.1.4

**Position:** Not Stated

**Summary of Submission** **Support in part**  
**Policy 3.2.2.1.4:**

Encourage a higher density of residential development in locations close I to town centres, local shopping zones, activity centres, public transport routes, ~~and~~ non- vehicular trails and

**community activities and facilities.**

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**Point Number** 524.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 80-3.2.2.1.5

**Position:** Not Stated

**Summary of Submission** Support in part

**Policy 3.2.2.1.1.5**

Ensure UGB's contain sufficient zoned land to provide for future growth ~~and~~ **for** a diversity of housing choice, **community Activities and Facilities.**

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**Point Number** 524.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 130-3.2.6.3Objective 3

**Position:** Not Stated

**Summary of Submission** Support in part

Seek to have educational facilities recognised in these objectives and policies by inclusion in the "educational facilities" included in the definition of "Community Facilities".

OR

Replace the term "Community Facility" with the Term **Community Activity** in these objectives and policies.

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**Submitter Number:** 528 **Submitter:** Shotover Country Limited

**Contact Name:** Warwick Goldsmith **Email:** warwick.goldsmith@andersonlloyd.co.nz

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

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**Point Number** 528.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals,

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

**Summary of Submission** Amend **Objective 3.2.5.3** as follows.

~~Direct new Encourage subdivision, use or development to occur in those areas which have potential to absorb change without while recognising the importance of detracting from landscape and visual amenity values.~~

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**Point Number** 528.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 123-3.2.6.1Objective 1

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

**Summary of Submission** Amend **Objective 3.2.6.1** as follows.

Maintain and provide access to housing and land supply for housing that is more affordable.

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**Submitter Number:** 531 **Submitter:** Crosshill Farms Limited  
**Contact Name:** Maree Baker-Galloway **Email:** maree.baker-galloway@andersonlloyd.co.nz  
**Address:** PO Box 201, Queenstown, New Zealand, 9348

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**Point Number** 531.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

**Position:** Oppose

**Summary of Submission** Amend **Objective 3.2.5.2** as follows.

~~Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.~~  
Recognise the landscape character and visual amenity values of Rural Landscape Classification.

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**Point Number** 531.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Oppose

**Summary of Submission** Amend **Policy 3.2.5.2.1** as follows.

~~Identify the district's Rural Landscape Classification on the district plan maps, and minimise the Avoid, remedy, or mitigate the adverse effects of subdivision, use and development these landscapes on the Rural Landscape Classification.~~

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**Point Number** 531.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3

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

**Summary of Submission** Amend **Objective 3.2.5.3** as follows.

~~Direct new Encourage subdivision, use or development to occur in those areas which have potential to absorb change without while recognising the importance of detracting from landscape and visual amenity values.~~

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**Point Number** 531.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4

**Position:** Oppose

**Summary of Submission** Amend **Objective 3.2.5.4** as follows.

~~Recognise there is a finite Provide for an appropriate future capacity for residential activity in rural areas if the qualities of our while recognising the importance of natural landscapes are to be maintained.~~

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**Point Number** 531.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

**Position:** Oppose

**Summary of Submission** Amend **Objective 3.2.5.5** as follows;

**Objective 3.2.5.5** Recognise that agricultural land use and other activities that rely on rural resources ~~is~~ are fundamental to the character of our landscapes.

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**Point Number** 531.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend <b>Policy 3.2.5.5.1</b> as follows;  <b>Policies 3.2.5.5.1</b> Give preference to farming <i>and other activities that rely on rural resources</i> activity in rural areas except where it conflicts with significant nature conservation values.		
<b>Point Number</b>	531.7	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend <b>Policy 3.2.5.5.2</b> as follows;  <b>3.2.5.5.2</b> Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of farming <i>and other activities that rely on rural resources</i> and that evolving forms of agricultural <i>and other</i> land <i>uses</i> which may change the landscape are anticipated		
<b>Point Number</b>	531.8	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 123-3.2.6.1Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend <b>Objective 3.2.6.1</b> as follows.  <i>Maintain and</i> provide access to housing <i>and land supply for housing</i> that is more affordable.		

<b>Submitter Number:</b>	532	<b>Submitter:</b>	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)
<b>Contact Name:</b>	Maree Baker-Galloway	<b>Email:</b>	maree.baker-galloway@andersonlloyd.co.nz
<b>Address:</b>	PO Box 201, Queenstown, New Zealand, 9348		
<b>Point Number</b>	532.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

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

**Summary of Submission** Amend Objective 3.2.1.4 as follows:

*Recognise the potential for rural areas to diversify their land use beyond ~~the strong productive value of traditional rural activities including~~ farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.*

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**Point Number** 532.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

**Position:** Oppose

**Summary of Submission** Amend Objective 3.2.5.2 as follows.

~~Minimise Avoid, remedy or mitigate the adverse effects on natural landscapes effects of from in appropriate subdivision, use or development in specified Rural Landscapes.~~

*Recognise the landscape character and visual amenity values of the Rural Landscapes and manage the adverse effects of subdivision, use and development on these values.*

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**Point Number** 532.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2 > 113-3.2.5.2.1

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

**Summary of Submission** Amend Policies 3.2.5.2.1 as follows.

Identify the district's Rural Landscape Classification on the district plan maps, and ~~minimise avoid, remedy or mitigate the adverse effects of inappropriate~~ subdivision, use and development on these landscapes.

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**Point Number** 532.4 **Provision:** 2-Part Two - Strategy > 2.1-3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies > 2.1.2.5-3.2.5Goal 5 > 2.1.2.5.2-3.2.5.2Objective 2 > 2.1.2.5.2.2-3.2.5.2.2

**Position:** Support

**Summary of Submission** Insert following policy 3.2.5.2.2

*Avoid, remedy or mitigate the adverse effects of subdivision, use and development within these landscapes.*

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**Point Number** 532.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

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

**Summary of Submission** Amend Objective 3.2.5.3 as follows.

~~Direct new~~ Encourage subdivision, use or development to occur in those areas which have potential to absorb change ~~without~~ while recognising the importance of ~~detracting from~~ landscape and visual amenity values.

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**Point Number** 532.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

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

**Summary of Submission** Amend Objective 3.2.5.5 as follows:

*Recognise that agricultural land use and other activities that rely on rural resources ~~is~~ are fundamental to the character of our landscapes.*

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**Point Number** 532.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1

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

**Summary of Submission** Amend Policy 3.2.5.5.1 as follows:

*Give preference to farming ~~activity~~ and other activities that rely on rural resources in rural areas except where it conflicts with significant nature conservation values.*

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**Point Number** 532.8 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2

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

**Summary of Submission** Amend Policy 3.2.5.5.2 as follows:

*Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of activities that rely on rural resources and farming and that evolving forms of agricultural and other land uses which may change the landscape are anticipated.*

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**Point Number** 532.9 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 123-3.2.6.1Objective 1

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

**Summary of Submission** Amend Objective 3.2.6.1 as follows.  
Maintain and provide access to housing and land supply for housing that is more affordable.

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**Submitter Number:** 534 **Submitter:** Wayne Evans, G W Stalker Family Trust, Mike Henry

**Contact Name:** Warwick Goldsmith **Email:** warwick.goldsmith@andersonlloyd.co.nz

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

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**Point Number** 534.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

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

**Summary of Submission** Amend Objective 3.2.1.4 as follows:  
*Recognise the potential for rural areas to diversify their land use beyond ~~the strong productive value of~~ traditional rural activities including farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.*

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**Point Number** 534.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

**Position:** Oppose

**Summary of Submission** Amend Objective 3.2.5.2 as follows.  
~~Minimise Avoid, remedy or mitigate the adverse effects on natural landscapes effects of from in appropriate subdivision, use or development in specified Rural Landscapes.~~  
*Recognise the landscape character and visual amenity values of the Rural Landscapes and manage the adverse effects of subdivision, use and development on these values,*

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**Point Number** 534.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2 > 113-3.2.5.2.1

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



**Summary of Submission**

Amend Policies 3.2.5.2.1 as follows.

Identify the district's Rural Landscape Classification on the district plan maps, ~~and minimise avoid, remedy or mitigate the adverse effects of inappropriate~~ subdivision, use and development on these landscapes.

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**Point Number**

534.4

**Provision:**

2-Part Two - Strategy > 2.1-3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies > 2.1.2.5-3.2.5Goal 5 > 2.1.2.5.2-3.2.5.2Objective 2 > 2.1.2.5.2.2-3.2.5.2.2

**Position:**

Support

**Summary of Submission**

Insert following policy 3.2.5.2.2

Avoid, remedy or mitigate the adverse effects of subdivision, use and development within these landscapes.

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**Point Number**

534.5

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend Objective 3.2.5.3 as follows.

~~Direct new~~ Encourage subdivision, use or development to occur in those areas which have potential to absorb change ~~without~~ while recognising the importance of ~~detracting from~~ landscape and visual amenity values.

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**Point Number**

534.6

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend Objective 3.2.5.5 as follows:

Recognise that agricultural land use and other activities that rely on rural resources is are fundamental to the character of our landscapes.

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**Point Number**

534.7

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend Policy 3.2.5.5.1 as follows:

Give preference to farming activity and other activities that rely on rural resources in rural areas except where it conflicts with significant nature conservation values.

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**Point Number** 534.8 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2

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

**Summary of Submission** Amend Policy 3.2.5.5.2 as follows:

*Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of activities that rely on rural resources and farming and that evolving forms of agricultural and other land uses which may change the landscape are anticipated.*

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**Point Number** 534.9 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 123-3.2.6.1Objective 1

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

**Summary of Submission** Amend Objective 3.2.6.1 as follows.

*Maintain and provide access to housing and land supply for housing that is more affordable.*

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**Submitter Number:** 535 **Submitter:** G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain

**Contact Name:** Warwick Goldsmith **Email:** warwick.goldsmith@andersonlloyd.co.nz

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

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**Point Number** 535.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

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

**Summary of Submission** Amend Objective 3.2.1.4 as follows:

*Recognise the potential for rural areas to diversify their land use beyond ~~the strong productive value of~~ traditional rural activities including farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.*

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**Point Number** 535.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal

**Position:** Oppose

**Summary of Submission**

Amend Objective 3.2.5.2 as follows.

~~Minimise Avoid, remedy or mitigate the adverse effects on natural landscapes effects of from in appropriate subdivision, use or development in specified Rural Landscapes.~~

Recognise the landscape character and visual amenity values of the Rural Landscapes and manage the adverse effects of subdivision, use and development on these values.

**Point Number**

535.3

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2 > 113-3.2.5.2.1

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend Policies 3.2.5.2.1 as follows.

Identify the district's Rural Landscape Classification on the district plan maps, ~~and minimise avoid, remedy or mitigate the adverse effects of inappropriate subdivision, use and development on these landscapes.~~

**Point Number**

535.4

**Provision:**

2-Part Two - Strategy > 2.1-3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies > 2.1.2.5-3.2.5Goal 5 > 2.1.2.5.2-3.2.5.2Objective 2 > 2.1.2.5.2.2-3.2.5.2.2

**Position:**

Support

**Summary of Submission**

Insert following policy 3.2.5.2.2

Avoid, remedy or mitigate the adverse effects of subdivision, use and development within these landscapes.

**Point Number**

535.5

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend Objective 3.2.5.3 as follows.

~~Direct new~~ Encourage subdivision, use or development to occur in those areas which have potential to absorb change ~~without~~ while recognising the importance of ~~detracting from~~ landscape and visual amenity values.

**Point Number**

535.6

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

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

**Summary of Submission** Amend Objective 3.2.5.5 as follows:  
*Recognise that agricultural land use and other activities that rely on rural resources ~~is~~ are fundamental to the character of our landscapes.*

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**Point Number** 535.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1

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

**Summary of Submission** Amend Policy 3.2.5.5.1 as follows:  
*Give preference to farming ~~activity~~ and other activities that rely on rural resources in rural areas except where it conflicts with significant nature conservation values.*

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**Point Number** 535.8 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2

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

**Summary of Submission** Amend Policy 3.2.5.5.2 as follows:  
*Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of activities that rely on rural resources and farming and that evolving forms of agricultural and other land uses which may change the landscape are anticipated.*

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**Point Number** 535.9 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 123-3.2.6.1Objective 1

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

**Summary of Submission** Amend Objective 3.2.6.1 as follows.  
*Maintain and provide access to housing and land supply for housing that is more affordable.*

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**Submitter Number:** 537 **Submitter:** Slopehill Joint Venture

**Contact Name:** Vanessa Robb **Email:** vanessa.robbs@andersonlloyd.co.nz

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

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**Point Number** 537.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

**Position:** Not Stated

**Summary of Submission** Supports in part. Amend objective 3.2.1.4 as follows:

*'Recognise the potential for rural areas to diversify their land use beyond ~~the strong productive value of traditional rural activities including farming...~~'*

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**Point Number** 537.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2 > 113-3.2.5.2.1

**Position:** Oppose

**Summary of Submission** Amend **Policy 3.2.5.2.1** as follows.

Identify the district's Rural Landscape Classification on the district plan maps, and ~~minimise avoid, remedy or mitigate the adverse effects of inappropriate~~ subdivision, use and development on these landscapes.

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**Point Number** 537.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

**Position:** Oppose

**Summary of Submission** Amend **Objective 3.2.5.2** as follows.

~~Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.~~  
*Recognise the landscape character and visual amenity values of Rural Landscape Classification and manage the adverse effects of subdivision, use and development on these values,*

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**Point Number** 537.4 **Provision:** 2-Part Two - Strategy > 2.1-3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies > 2.1.2.5-3.2.5Goal 5 > 2.1.2.5.2-3.2.5.2Objective 2 > 2.1.2.5.2.2-3.2.5.2.2

**Position:** Support

**Summary of Submission** Insert following policy 3.2.5.2.2

*Avoid, remedy or mitigate the adverse effects of subdivision, use and development within these*

landscapes.

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**Point Number** 537.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3

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

**Summary of Submission** Amend **Objective 3.2.5.3** as follows.  
~~Direct new~~ Encourage subdivision, use or development to occur in those areas which have potential to absorb change ~~without~~ while recognising the importance of ~~detracting from~~ landscape and visual amenity values.

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**Point Number** 537.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4

**Position:** Oppose

**Summary of Submission** Delete **Objective 3.2.5.4**

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**Point Number** 537.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4

**Position:** Oppose

**Summary of Submission** Amend **Objective 3.2.5.4** as follows.  
~~Recognise there is a finite~~ Provide for an appropriate future capacity for residential activity in rural areas ~~if the qualities of our~~ while recognising the importance of natural landscapes ~~are to be maintained.~~

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**Point Number** 537.8 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

**Position:** Oppose

**Summary of Submission** Amend Objective 3.2.5.5 as follows:  
Recognise that agricultural land use and other activities that rely on rural resources is are fundamental to the character of our landscapes

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<b>Point Number</b>	537.9	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 3.2.5.5.1 as follows: <i>Give preference to farming <del>activity</del> and other activities that rely on rural resources in rural areas except where it conflicts with significant nature conservation values</i>		
<b>Point Number</b>	537.10	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 123-3.2.6.1Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend <b>Objective 3.2.6.1</b> as follows. <i>Maintain and provide access to housing and land supply for housing that is more affordable.</i>		
<b>Point Number</b>	537.43	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Objective 3.2.1.4 as follows: <i>Recognise the potential for rural areas to diversify their land use beyond <del>the strong productive value of traditional rural activities including farming</del>, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.</i>		

<b>Submitter Number:</b>	570	<b>Submitter:</b>	Shotover Hamlet Investments Limited
<b>Contact Name:</b>	Sean Dent	<b>Email:</b>	sean@southernplanning.co.nz
<b>Address:</b>	PO Box 1081, Queenstown, New Zealand, 9348		
<b>Point Number</b>	570.3	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Oppose		

**Summary of Submission**

That the relevant Objectives, Policies and Provisions of the Strategic Directions, Landscape and Rural Chapters of the PDP are amended to take into account the concerns raised in the body of this submission;

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**Submitter Number:** 571 **Submitter:** Totally Tourism Limited  
**Contact Name:** Sean Dent **Email:** sean@southernplanning.co.nz  
**Address:** PO Box 1081, Queenstown , New Zealand, 9348

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**Point Number** 571.6 **Provision:** 57-3Strategic Direction  
**Position:** Oppose  
**Summary of Submission** Oppose the relevant Goals, Objectives and Policies of the Strategic Direction chapter that relate to Visitor Accommodation

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**Submitter Number:** 581 **Submitter:** Lesley and Jerry Burdon  
**Contact Name:** Katia Fraser **Email:** kfraser@berryco.co.nz  
**Address:** PO Box 179, DX ZP 95002, Queenstown, New Zealand, 9300

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**Point Number** 581.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Amend as follows: Objective 3.2.5.1 Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from inappropriate subdivision, use and development.

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**Point Number** 581.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4



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

**Summary of Submission** Amend as follows: Objective 3.2.5.4 ~~Recognise there is a finite~~ Provide for an appropriate future capacity for residential activity in rural areas ~~if the qualities of our~~ while recognising the importance of natural landscapes ~~are to be maintained.~~

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**Submitter Number:** 590

**Submitter:** Sam Kane

**Contact Name:**

**Email:** samuelkane@gmail.com

**Address:** Glenfoyle, RD 3, Cromwell, New Zealand, 9383

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**Point Number** 590.1

**Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 99-3.2.4.4Objective 4

**Position:** Oppose

**Summary of Submission** Objective 3.2.4.4 is reworded as follows (or words to similar effect):  
Avoid or manage the effects of, exotic vegetation with the potential to spread and naturalise.

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**Submitter Number:** 598

**Submitter:** Straterra

**Contact Name:** Bernie Napp

**Email:** bernie@straterra.co.nz

**Address:** PO Box 10-668, Wellington, New Zealand, 6143

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**Point Number** 598.1

**Provision:** 57-3Strategic Direction > 58-3.1Purpose

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

**Summary of Submission** Support with amendments as follows:

3.1 Purpose

This chapter sets out the over-arching strategic direction for the management of growth, land use and development in a manner that ensures sustainable management of the Queenstown Lakes District's special qualities:

- Dramatic alpine landscapes free of inappropriate development
- Clean air and pristine water • Vibrant and compact town centres
- Compact and connected settlements that encourage public transport, biking and walking
- Diverse, resilient, inclusive and connected communities
- A district providing a variety of lifestyle choices
- An innovative and diversifying economy ~~based around a strong visitor industry~~
- A unique and distinctive heritage
- Distinctive Ngai Tahu values, rights and interests.

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<b>Point Number</b>	598.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support Goal 3.2.1. No changes specified		

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<b>Point Number</b>	598.3	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support Objective 3.2.1.3. No changes specified		

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<b>Point Number</b>	598.4	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3. > 71-3.2.1.3.2.
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support Policy 3.2.1.3.2 with amendments as follows:  Policy 3.2.1.3.2  Encourage economic activity to adapt to <del>and recognise opportunities and risks associated with climate change, and energy and fuel pressures.</del>		

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<b>Point Number</b>	598.5	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support Objective 3.2.1.4 with the following amendment:

Objective 3.2.1.4

Recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided an ~~appropriate sensitive~~ approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.

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**Point Number** 598.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 94-3.2.4.2Objective 2

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

**Summary of Submission** Support Objective 3.2.4.2 with the following amendments:

Objective 3.2.4.2

Protect, maintain and enhance areas with significant Nature Conservation Values.

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**Point Number** 598.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 94-3.2.4.2Objective 2 > 96-3.2.4.2.2

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

**Summary of Submission** Support Policy 3.2.4.2.2 with the following amendments:

Policy 3.2.4.2.2

Where adverse effects on nature conservation values cannot be avoided, remedied or mitigated on site, consider the use of environmental compensatory measures ~~ion~~ as a mechanism for managing residual effects ~~n alternative~~.

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**Point Number** 598.8 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5

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

**Summary of Submission** Support Objective 3.2.4.5 with the following amendments:

Objective 3.2.4.5

Preserve ~~or enhance~~ the natural character of the beds and margins of the District's lakes, rivers and wetlands, and protect them from inappropriate subdivision, use and development.

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**Point Number** 598.9 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Support

**Summary of Submission** Support Policy 3.2.4.5.1 with no changes specified.

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**Point Number** 598.10 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 103-3.2.4.6Objective 6

**Position:** Support

**Summary of Submission** Support Objective 3.2.4.6 with no changes specified

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**Point Number** 598.11 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 103-3.2.4.6Objective 6 > 104-3.2.4.6.1

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

**Summary of Submission** Support Policy 3.2.4.6.1 with the following amendments:  
Policy 3.2.4.6.1  
That subdivision and / or development be designed so as to avoid, remedy or mitigate adverse effects on the water quality of lakes, rivers and wetlands in the District.

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**Point Number** 598.12 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 107-3.2.4.8Objective 8

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

**Summary of Submission** Support Objective 3.2.4.8 with the following amendments:  
Objective 3.2.4.8  
Provide for adaptation to the effects of Respond positively to cClimate cChange.

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**Point Number** 598.13 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 107-3.2.4.8Objective 8 > 108-3.2.4.8.1

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

**Summary of Submission** Support Policy 3.2.4.8.1 with the following amendments:

Policy 3.2.4.8.1  
Concentrate development within existing urban areas, promoting higher density development that is more energy efficient and supports public transport, ~~to limit increases in greenhouse gas emissions in the District.~~

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**Point Number** 598.14 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

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

**Summary of Submission** Goal 3.2.5 is supported subject to reasoning contained within full submission.

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**Point Number** 598.15 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1

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

**Summary of Submission** Support Objective 3.2.5.1 with the following amendments:

Objective 3.2.5.1  
Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from inappropriate subdivision, use and development.

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**Point Number** 598.16 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1 > 111-3.2.5.1.1

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

**Summary of Submission** Support Policy 3.2.5.1.1 with the following amendments:

Policy 3.2.5.1.1  
Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and protect them from the adverse effects of inappropriate subdivision, use and development.

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**Point Number** 598.17 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

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

**Summary of Submission** Support Objective 3.2.5.2 with the following amendments:

Objective 3.2.5.2  
Manage~~inimise~~ the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.

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**Point Number** 598.18 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2 > 113-3.2.5.2.1

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

**Summary of Submission** Policy 3.2.5.2.1 is supported subject to the following amendments:

Policy 3.2.5.2.1  
Identify the district's Rural Landscape Classification on the district plan maps, and manage to minimise the effects of subdivision, use and development on these landscapes.

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**Point Number** 598.19 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3

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

**Summary of Submission** Objective 3.2.5.3 is supported with the following amendments:

Objective 3.2.5.3  
Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values, except in the case of the development of location-specific resources.

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**Point Number** 598.20 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

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

**Summary of Submission** Objective 3.2.5.5 is supported subject to the following amendments:

Objective 3.2.5.5  
Recognise that agricultural land use is fundamental to the character of our landscapes, as is a number of other activities.

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**Point Number** 598.21 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1

**Position:** Oppose

**Summary of Submission** Policy 3.2.5.5.1 is opposed and should be deleted:

~~Policy 3.2.5.5.1  
Give preference to farming activity in rural areas except where it conflicts with significant nature conservation values.~~

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<b>Point Number</b>	598.22	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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<b>Summary of Submission</b>	Policy 3.2.5.5.2 is supported with the following amendments:
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Policy 3.2.5.5.2  
Recognise that the retention of the character of rural areas ~~may be is often~~ dependent on the ongoing viability of farming and that evolving forms of agricultural land use which may change the landscape are anticipated.

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<b>Submitter Number:</b>	600	<b>Submitter:</b>	Federated Farmers of New Zealand
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<b>Contact Name:</b>	David Cooper	<b>Email:</b>	dcooper@fedfarm.org.nz
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<b>Address:</b>	PO Box 5242, Dunedin, New Zealand, 9058
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<b>Point Number</b>	600.11	<b>Provision:</b>	57-3Strategic Direction > 58-3.1Purpose
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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<b>Summary of Submission</b>	Adopt the purpose as proposed; while ensuring the implementation around the aim to achieve clean air and pristine water appropriately recognises the roles of Queenstown Lakes District Council when considered against those of Otago Regional Council.
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<b>Point Number</b>	600.12	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	The goal is adopted as proposed.
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<b>Point Number</b>	600.13	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Objective 3.2.1.4 is worded as follows (or words to similar effect):

Recognise the ~~potential for importance of rural areas to diversifying~~ their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests are appropriately considered.

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**Point Number**

600.14

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2

**Position:**

Support

**Summary of Submission**

The goal and subsequent objectives are adopted as proposed.

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**Point Number**

600.15

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 93-3.2.4.1Objective 1

**Position:**

Support

**Summary of Submission**

The objective is adopted as proposed.

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**Point Number**

600.16

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 94-3.2.4.2Objective 2

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Objective 3.2.4.2 is reworded as follows (or words to similar effect):

Protect a Areas with significant Nature Conservation Values are protected or appropriately managed.

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**Point Number**

600.17

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 94-3.2.4.2Objective 2 > 95-3.2.4.2.1

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Policy 3.2.4.2.1 is reworded as follows (or words to similar effect)

Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas on the District Plan maps and ensure these are avoided, remedied or mitigated their protection.

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**Point Number** 600.18 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 94-3.2.4.2Objective 2 > 96-3.2.4.2.2

**Position:** Support

**Summary of Submission** The policy is adopted as proposed.

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**Point Number** 600.19 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 97-3.2.4.3Objective 3

**Position:** Support

**Summary of Submission** The objective is adopted as proposed.

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**Point Number** 600.20 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 97-3.2.4.3Objective 3 > 98-3.2.4.3.1

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

**Summary of Submission** Policy 3.2.4.3.1 is reworded as follows (or words to similar effect):  
That development does not significantly adversely affect, either directly or cumulatively, the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities

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**Point Number** 600.21 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 99-3.2.4.4Objective 4

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

**Summary of Submission** Objective 3.2.4.4 is reworded as follows (or words to similar effect):  
Avoid or manage the effects of, exotic vegetation with the potential to spread and naturalise.

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**Point Number** 600.22 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 99-3.2.4.4Objective 4 > 100-3.2.4.4.1

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

**Summary of Submission** Policy 3.2.4.4.1 is reworded as follows (or words to similar effect):

That the planting of exotic vegetation with the potential to spread and naturalise is ~~banned~~ appropriately managed with associated risks reduced.

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**Point Number** 600.23 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5 > 102-3.2.4.5.1

**Position:** Support

**Summary of Submission** The policy is adopted as proposed.

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**Point Number** 600.24 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 103-3.2.4.6Objective 6

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

**Summary of Submission** Objective 3.2.4.6 is reworded as follows (or words to similar effect):  
Maintain or enhance the ~~water quality and~~ function of our lakes, rivers and wetlands

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**Point Number** 600.25 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 103-3.2.4.6Objective 6 > 104-3.2.4.6.1

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

**Summary of Submission** Policy 3.2.4.6.1 is reworded as follows (or words to similar effect):  
That subdivision and / or urban development be designed so as to avoid adverse effects on the water quality of lakes, rivers and wetlands in the District.

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**Point Number** 600.26 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 105-3.2.4.7Objective 7

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

**Summary of Submission** Objective 3.2.4.7 is reworded as follows (or words to similar effect):  
Facilitate public access to the natural environment where this is likely to be impeded by subdivision or development.

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**Point Number** 600.27 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 105-

**Position:** Support

**Summary of Submission** The policy is adopted as proposed.

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**Point Number** 600.28 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

**Position:** Support

**Summary of Submission** The goal is adopted as proposed.

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**Point Number** 600.29 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1

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

**Summary of Submission** Objective 3.2.5.1 is reworded as follows (or words to similar effect):  
Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, inappropriate use and development.

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**Point Number** 600.30 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1 > 111-3.2.5.1.1

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

**Summary of Submission** Policy 3.2.5.1.1 is reworded as follows (or words to similar effect):  
Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and protect them from the adverse effects of subdivision and inappropriate development.

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**Point Number** 600.31 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

**Position:** Support

**Summary of Submission** The objective is adopted as proposed.

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<b>Point Number</b>	600.32	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Objective 3.2.5.3 is reworded as follows (or words to similar effect): Direct new subdivision, <u>and urban</u> use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.		
<b>Point Number</b>	600.33	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The objective is adopted as proposed.		
<b>Point Number</b>	600.34	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4 > 118-3.2.5.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The policy is adopted as proposed.		
<b>Point Number</b>	600.35	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The objective is adopted as proposed.		
<b>Point Number</b>	600.36	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The policy is adopted as proposed.		

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<b>Point Number</b>	600.37	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	The policy is adopted as proposed.
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<b>Point Number</b>	600.38	<b>Provision:</b>	2-Part Two - Strategy > 2.1-3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies > 2.1.2.7-3.2.7Goal 7
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	The goal is adopted as proposed.
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<b>Submitter Number:</b>	607	<b>Submitter:</b>	Te Anau Developments Limited
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<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
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<b>Address:</b>	PO Box 95 , Queensown, New Zealand, 9348
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<b>Point Number</b>	607.6	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	If Goals are to be retained, then insert new strategic goal relating specifically to tourism. Suggested wording is as follows: <u>The ongoing growth of and support for tourism activities.</u>
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<b>Point Number</b>	607.7	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Insert new strategic objective: <u>To recognise and provide for the significant socioeconomic benefits of tourism activities across the District.</u>
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<b>Point Number</b>	607.8	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert new strategic policy: <u>To provide for the significant socioeconomic benefits of tourism activities across the district by:</u> <u>i. Maintaining and enhancing the districts natural character</u> <u>ii. Protecting existing transport routes and access to key visitor attractions from incompatible uses and development of land and water</u> <u>iii. Protecting existing buildings , structures and informal airports that support tourism activities from incompatible land use or development</u> <u>iv. Enabling the use and development of natural and physical resources for tourism activity where adverse effects are avoided, remedied, or mitigated</u> <u>v. Providing for the use and development of natural and physical resources for tourism activity where residual adverse effects can be appropriately offset or compensated</u> <u>vi. Providing for activities and development which support tourism activities.</u>		

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<b>Point Number</b>	607.10	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1. > 64-3.2.1.1.3.
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy so that it applies across the district, not just in the Queenstown and Wanaka central business areas. Promote growth in the visitor industry and encourage investment in lifting the scope and quality of attractions, facilities and services <u>across the district</u> <del>within the Queenstown and Wanaka central business areas.</del>		

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<b>Point Number</b>	607.11	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3. > 70-3.2.1.3.1.
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy as follows: <del>Provide for</del> <u>Enable</u> a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification.		

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<b>Point Number</b>	607.12	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend objective as follows: <del>Recognise</del> <u>Enable</u> the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.		

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**Point Number** 607.13 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3 > 90-3.2.3.2Objective 2

**Position:** Not Stated

**Summary of Submission** Amend objective as follows:  
Protect the District's cultural heritage values from inappropriate activities and ensure development is sympathetic to them.

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**Point Number** 607.14 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3 > 90-3.2.3.2Objective 2 > 91-3.2.3.2.1

**Position:** Not Stated

**Summary of Submission** Amend policy as follows:  
Identify heritage items and, in consultation with landowners and tenants, ensure they are protected from inappropriate development.

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**Point Number** 607.15 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5

**Position:** Not Stated

**Summary of Submission** Amend objective as follows:  
Maintain Preserve or enhance the natural character of the beds and margins of the District's lakes, rivers and wetlands.

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**Point Number** 607.16 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1

**Position:** Not Stated

**Summary of Submission** Amend objective as follows:  
Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from inappropriate subdivision, use and development.

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**Point Number** 607.17 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1 > 111-3.2.5.1.1

**Position:** Not Stated

**Summary of Submission** Amend policy as follows:  
Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and ~~protect them from~~ manage the adverse effects of subdivision and development.

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**Point Number** 607.18 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

**Position:** Not Stated

**Summary of Submission** Amend objective as follows:  
~~Minimise-Manage~~ the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.

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**Point Number** 607.19 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2

**Position:** Not Stated

**Summary of Submission** Amend policy as follows:  
Recognise that ~~the retention of~~ the character of rural areas is often dependent on the ~~ongoing~~ viability of land use farming and that evolving forms of ~~agricultural~~ land use, which may change the landscape character, are anticipated.

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**Point Number** 607.20 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 136-3.2.7Goal 6 > 137-3.2.7.1Objective 1

**Position:** Not Stated

**Summary of Submission** Amend objective as follows:  
Protect Ngai Tahu values, rights and interests from inappropriate subdivision, use and development, including taonga species and habitats, and wahi tupuna.

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**Point Number** 607.21 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 136-3.2.7Goal 6 > 138-3.2.7.2Objective 2

**Position:** Not Stated

**Summary of Submission** Amend objective as follows:  
Enable the expression of kaitiakitanga by providing for meaningful collaboration with Ngai Tahu in significant resource management decision making and plan implementation.

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

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<b>Point Number</b>	608.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part:  Delete Goals, 3.2.1 to 3.2.7 and incorporate each into the relevant objective		

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<b>Point Number</b>	608.2	<b>Provision:</b>	57-3Strategic Direction > 58-3.1Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part:  Integrate all of the policies within Chapter 3 into the relevant objectives so that all policies are removed  Or, in the alternate, amend the relevant policies in the manner set out within this submission and detailed below.		

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<b>Point Number</b>	608.3	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Introduce objectives supported by policies to the Strategic Direction chapter with the purpose of:  (a) Establishing the overarching strategy and centres based approach to management of business activity;  (b) Defining the role of centres, including the Queenstown and Wanaka CBD's;  (c) Providing direction on the relationship and interdependencies between centres; and  (d) Recognising that Act's purpose can be achieved by appropriate use, management and development, including in rural areas, where a balance is struck between enabling proposed activities and protection and enhancement of important visual, recreational, conservation and ecological values through measures such as management plans, consent notices and private covenants that form part of applications for resource consent		

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**Point Number** 608.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 65-3.2.1.2Objective 2.

**Position:** Support

**Summary of Submission** Retain Objective 3.2.1.2

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**Point Number** 608.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 65-3.2.1.2Objective 2. > 66-3.2.1.2.1

**Position:** Oppose

**Summary of Submission** Delete Policy 3.2.1.2.1

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**Point Number** 608.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3.

**Position:** Support

**Summary of Submission** Retain Objective 3.2.1.3

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**Point Number** 608.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3. > 70-3.2.1.3.1.

**Position:** Support

**Summary of Submission** Retain Policy 3.2.1.3.1

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**Point Number** 608.8 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

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

**Summary of Submission** Support in part

Delete Objective 3.2.1.4 and replace with the following:

The natural and physical resources of the rural areas are valued for their potential to:

i) enable tourism, employment, rural living, visitor accommodation and recreation based activities; and

ii) accommodate a diverse range of rural based activities and industries that have a functional need to locate in rural areas

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<b>Point Number</b>	608.9	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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<b>Summary of Submission</b>	Support in part Amend Objective 3.2.2.1, as follows:
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Objective 3.2.2.1 ~~Ensure u~~Urban development; ~~occurs in a logical manner:~~

- ~~• to promote a~~ has a well designed and integrated urban form;
- ~~• to manage~~ the cost of Council infrastructure; and
- ~~• to protect~~ the District's rural landscapes from ~~sporadic and sprawling~~ urban development

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<b>Point Number</b>	608.10	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 76-3.2.2.1.1
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Amend Policy 3.2.2.1.1, as follows: Apply Urban Growth Boundaries (UGBs) <u>is concentrated</u> around the urban areas in the Wakatipu Basin (including Jack's Point), Arrowtown and Wanaka.
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<b>Point Number</b>	608.11	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 77-3.2.2.1.2
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Delete Policy 3.2.2.1.2
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<b>Point Number</b>	608.12	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 78-3.2.2.1.3
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part

Amend Policy 3.2.2.1.3, as follows:

Manage the form of ~~urban~~ development within the urban areas of the District to provide UGBs ensuring:

- Connectivity and integration with existing urban development;
- Sustainable provision of Council infrastructure; and

• Facilitation of an efficient transport network, with particular regard to integration with public and active transport systems

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**Point Number** 608.13 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 80-3.2.2.1.5

**Position:** Oppose

**Summary of Submission** Delete Policy 3.2.2.1.5

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**Point Number** 608.14 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 81-3.2.2.1.6

**Position:** Oppose

**Summary of Submission** Delete Policy 3.2.2.1.6

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**Point Number** 608.15 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 99-3.2.4.4Objective 4

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

**Summary of Submission** Support in part

Amend Objective 3.2.4.4, as follows:

Reduce wilding tree spread ~~Avoid exotic vegetation with the potential to spread and naturalise.~~

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**Point Number** 608.16 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 99-3.2.4.4Objective 4 > 100-3.2.4.4.1

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

**Summary of Submission** Support in part

Amend Policy 3.2.4.4.1, as follows:

Avoid ~~That~~ the planting of exotic vegetation with the potential to spread and naturalise is banned

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**Point Number** 608.17 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

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

**Summary of Submission** Support in part

Amend Objective 3.2.5.2, as follows:

~~Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.~~ Recognise the landscape and amenity values of the Rural Landscapes and manage the adverse effects of subdivision, use and development on those values.

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**Point Number** 608.18 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2 > 113-3.2.5.2.1

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

**Summary of Submission** Support in part

Amend Policy 3.2.5.2.1, as follows:

Identify the district's Rural Landscapes on the District Plan maps, and avoid, remedy or mitigate the effects of subdivision, use and development on these landscapes.

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**Point Number** 608.19 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3

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

**Summary of Submission** Support in part

1. To amend Objective 3.2.5.3, as follows:

~~Direct~~ Encourage new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

2. Restate the amended Objective 3.2.5.3 as a Policy; and

3. Shift this policy into Chapter 6 Landscape Values

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**Point Number** 608.20 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3 > 115-3.2.5.3.1

**Position:** Oppose

**Summary of Submission** Delete Policy 3.2.5.3.1

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**Point Number** 608.21 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

**Position:** Oppose

**Summary of Submission** Delete Objective 3.2.5.5

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**Point Number** 608.22 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1

**Position:** Oppose

**Summary of Submission** Delete Policy 3.2.5.5.1

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**Point Number** 608.23 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 126-3.2.6.2Objective 2

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

**Summary of Submission** Support in part

Amend Objective 3.2.6.2, as follows:

~~Ensure a mix of housing opportunities~~ Urban areas provide a mix of housing densities and typologies

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**Submitter Number:** 615 **Submitter:** Cardrona Alpine Resort Limited  
**Contact Name:** James Aoake **Email:** reception@jea.co.nz  
**Address:** PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 615.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies  
**Position:** Oppose  
**Summary of Submission** If Goals are to be retained, then insert new strategic goal relating specifically to tourism. Suggested wording is as follows:  
The ongoing growth of and support for tourism activities.

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**Point Number** 615.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies  
**Position:** Oppose  
**Summary of Submission** Insert new strategic objective:  
To recognise and provide for the significant socioeconomic benefits of tourism activities across the District.

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**Point Number** 615.8 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies  
**Position:** Oppose  
**Summary of Submission** Insert new strategic policy:  
To provide for the significant socioeconomic benefits of tourism activities across the district by:  
i. Maintaining and enhancing the districts natural character  
ii. Protecting existing transport routes and access to key visitor attractions from incompatible uses and development of land and water  
iii. Protecting existing buildings , structures and informal airports that support tourism activities from incompatible land use or development  
iv. Enabling the use and development of natural and physical resources for tourism activity where adverse effects are avoided, remedied, or mitigated  
v. Providing for the use and development of natural and physical resources for tourism activity where residual adverse effects canbe appropriately offset or compensated  
vi. Providing for activities and development which support tourism activities.

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**Point Number** 615.10 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1. > 64-3.2.1.1.3.  
**Position:** Oppose  
**Summary of Submission** Amend policy so that it applies across the district, not just in the Queenstown and Wanaka central business areas.

Promote growth in the visitor industry and encourage investment in lifting the scope and quality of attractions, facilities and services across the district within the Queenstown and Wanaka central business areas.

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**Point Number** 615.11 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3. > 70-3.2.1.3.1.

**Position:** Oppose

**Summary of Submission** Amend policy as follows:  
~~Provide for~~ Enable a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification.

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**Point Number** 615.12 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

**Position:** Oppose

**Summary of Submission** Amend objective as follows:  
~~Recognise~~ Enable the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.

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**Point Number** 615.13 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3 > 90-3.2.3.2Objective 2

**Position:** Oppose

**Summary of Submission** Amend objective as follows:  
Protect the District's cultural heritage values from inappropriate activities and ensure development is sympathetic to them.

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**Point Number** 615.14 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3 > 90-3.2.3.2Objective 2 > 91-3.2.3.2.1

**Position:** Oppose

**Summary of Submission** Amend policy as follows:  
Identify heritage items and, in consultation with landowners and tenants, ensure they are protected from inappropriate development.

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**Point Number** 615.15 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies



**Position:** Oppose

**Summary of Submission** Amend objective as follows:  
Maintain ~~Preserve~~ or enhance the natural character of the beds and margins of the District's lakes, rivers and wetlands.

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**Point Number** 615.16 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1 > 111-3.2.5.1.1

**Position:** Oppose

**Summary of Submission** Amend policy as follows:  
Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and ~~protect them from~~ manage the adverse effects of subdivision and development.

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**Point Number** 615.17 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

**Position:** Oppose

**Summary of Submission** Amend objective as follows:  
~~Minimise~~ Manage the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.

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**Point Number** 615.18 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2

**Position:** Oppose

**Summary of Submission** Amend policy as follows:  
Recognise that the retention of the character of rural areas is often dependent on the ~~ongoing~~ viability of land use farming and that evolving forms of ~~agricultural~~ land use, which may change the landscape character, are anticipated.

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**Point Number** 615.19 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 136-3.2.7Goal 6 > 137-3.2.7.1Objective 1

**Position:** Oppose

**Summary of Submission** Amend objective as follows:  
Protect Ngai Tahu values, rights and interests from inappropriate subdivision, use and

development, including taonga species and habitats, and wahi tupuna.

---

**Point Number** 615.20 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 136-3.2.7Goal 6 > 138-3.2.7.2Objective 2

**Position:** Oppose

**Summary of Submission** Amend objective as follows:  
Enable the expression of kaitiakitanga by providing for meaningful collaboration with Ngai Tahu in significant resource management decision making and plan implementation.

---

**Point Number** 615.25 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1

**Position:** Oppose

**Summary of Submission** Amend objective as follows:  
Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from inappropriate subdivision, use and development.

---

**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** 621.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Not Stated

**Summary of Submission** If Goals are to be retained, then insert new strategic goal relating specifically to tourism.  
Suggested wording is as follows:

The ongoing growth of and support for tourism activities.

---

**Point Number** 621.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Not Stated

**Summary of Submission**

Insert new strategic objective:

To recognise and provide for the significant socioeconomic benefits of tourism activities across the District.

---

**Point Number**

621.8

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:**

Not Stated

**Summary of Submission**

Insert new strategic policy:

To provide for the significant socioeconomic benefits of tourism activities across the district by:

(i) Maintaining and enhancing the districts natural character

(ii) Protecting existing transport routes and access to key visitor attractions from incompatible uses and development of

land and water

(iii) Protecting existing buildings , structures and informal airports that support tourism activities from incompatible land

use or development

(iv) Enabling the use and development of natural and physical resources for tourism activity where adverse effects are

avoided, remedied, or mitigated

(v) Providing for the use and development of natural and physical resources for tourism activity where residual adverse

effects can be appropriately offset or compensated

(vi) *Providing for activities and development which support tourism activities.*

---

**Point Number**

621.10

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1. > 64-3.2.1.1.3.

**Position:**

Not Stated

**Summary of Submission**

Amend policy so that it applies across the district, not just in the Queenstown and Wanaka central business areas.

Promote growth in the visitor industry and encourage investment in lifting the scope and quality of attractions, facilities and

services across the district within the Queenstown and Wanaka central business areas.

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<b>Point Number</b>	621.11	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3. > 70-3.2.1.3.1.
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend policy as follows:</p> <p>Provide for Enable a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification.</p>		
<b>Point Number</b>	621.12	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend objective as follows:</p> <p>Recognise Enable the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.</p>		
<b>Point Number</b>	621.13	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3 > 90-3.2.3.2Objective 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend objective as follows:</p> <p>Protect the District's cultural heritage values from inappropriate activities and ensure development is sympathetic to them.</p>		
<b>Point Number</b>	621.14	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3 > 90-3.2.3.2Objective 2 > 91-3.2.3.2.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend policy as follows:</p> <p>Identify heritage items and, in consultation with landowners and tenants, ensure they are</p>		

protected from inappropriate  
development.

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**Point Number** 621.15 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5

**Position:** Not Stated

**Summary of Submission** Amend objective as follows:  
Maintain Preserve or enhance the natural character of the beds and margins of the District's lakes, rivers and wetlands.

---

**Point Number** 621.16 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1

**Position:** Not Stated

**Summary of Submission** Amend objective as follows:  
Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from inappropriate subdivision, use and development.

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**Point Number** 621.17 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1 > 111-3.2.5.1.1

**Position:** Not Stated

**Summary of Submission** Amend policy as follows:  
Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and protect them from manage the adverse effects of subdivision and development.

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**Point Number** 621.18 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

**Position:** Not Stated

**Summary of Submission**

Amend objective as follows:

Minimise Manage the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.

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**Point Number**

621.19

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2

**Position:**

Not Stated

**Summary of Submission**

Amend policy as follows:

Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of land use farming and

that evolving forms of agricultural land use, which may change the landscape character, are anticipated.

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**Point Number**

621.20

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 136-3.2.7Goal 6 > 137-3.2.7.1Objective 1

**Position:**

Not Stated

**Summary of Submission**

Amend objective as follows:

Protect Ngai Tahu values, rights and interests from inappropriate subdivision, use and development, including taonga species

and habitats, and wahi tupuna.

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**Point Number**

621.21

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 136-3.2.7Goal 6 > 138-3.2.7.2Objective 2

**Position:**

Not Stated

**Summary of Submission**

Amend objective as follows:

Enable the expression of kaitiakitanga by providing for meaningful collaboration with Ngai Tahu in significant resource

management decision making and plan implementation.

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<b>Submitter Number:</b>	624	<b>Submitter:</b>	D & M Columb
<b>Contact Name:</b>		<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	624.6	<b>Provision:</b>	57-3Strategic Direction
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**Position:** Not Stated

**Summary of Submission** If Goals are to be retained, then insert new strategic goal relating specifically to tourism. Suggested wording is as follows:

The ongoing growth of and support for tourism activities.

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<b>Point Number</b>	624.7	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
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**Position:** Not Stated

**Summary of Submission** Insert new strategic objective:

To recognise and provide for the significant socioeconomic benefits of tourism activities across the District.

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<b>Point Number</b>	624.8	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
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**Position:** Not Stated

**Summary of Submission** Insert new strategic policy:

To provide for the significant socioeconomic benefits of tourism activities across the district by:

(i) Maintaining and enhancing the districts natural character

(ii) Protecting existing transport routes and access to key visitor attractions from incompatible uses and development of

land and water

(iii) Protecting existing buildings , structures and informal airports that support tourism activities from incompatible land

use or development

(iv) Enabling the use and development of natural and physical resources for tourism activity where adverse effects are

avoided, remedied, or mitigated

(v) Providing for the use and development of natural and physical resources for tourism activity where residual adverse

effects can be appropriately offset or compensated

(vi) *Providing for activities and development which support tourism activities.*

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<b>Point Number</b>	624.10	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1. > 64-3.2.1.1.3.
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy so that it applies across the district, not just in the Queenstown and Wanaka central business areas.  Promote growth in the visitor industry and encourage investment in lifting the scope and quality of attractions, facilities and  services across the district within the Queenstown and Wanaka central business areas.		

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<b>Point Number</b>	624.11	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend objective as follows:  Recognise Enable the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided  a sensitive and pragmatic approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values,  rights and interests.		

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<b>Point Number</b>	624.12	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend objective as follows:  Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from inappropriate  subdivision, use and development.		

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<b>Point Number</b>	624.13	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1 > 111-3.2.5.1.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend policy as follows:</p> <p>Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and protect them from manage the adverse effects of subdivision and development.</p>		
<b>Point Number</b>	624.14	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend objective as follows:</p> <p>Minimise Manage the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.</p>		
<b>Point Number</b>	624.15	<b>Provision:</b>	2-Part Two - Strategy > 2.1-3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies > 2.1.2.5-3.2.5Goal 5 > 2.1.2.5.2-3.2.5.2Objective 2 > 2.1.2.5.2.2-3.2.5.2.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend policy as follows:</p> <p>Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of land use farming and that evolving forms of agricultural land use, which may change the landscape character, are anticipated.</p>		

<b>Submitter Number:</b>	625	<b>Submitter:</b>	Upper Clutha Track Trust
<b>Contact Name:</b>	John Wellington	<b>Email:</b>	John@UCTT.org.nz
<b>Address:</b>	272 Ballantyne Rd, RD2, Wanaka, New Zealand, 9382		

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<b>Point Number</b>	625.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 105-3.2.4.7Objective 7
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Support and seeks adoption of the objective or policy
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<b>Point Number</b>	625.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 105-3.2.4.7Objective 7 > 106-3.2.4.7.1
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Support and seeks adoption of the objective or policy
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<b>Point Number</b>	625.3	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 133-3.2.6.4Objective 4
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Support and seeks adoption of the objective or policy
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<b>Point Number</b>	625.4	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 133-3.2.6.4Objective 4 > 135-3.2.6.4.2
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Support and seeks adoption of the objective or policy
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<b>Point Number</b>	625.6	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Insert new Goal 3.2.8: <u>A world class network of trails that connects communities</u>
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**Point Number** 625.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Insert new Objective 3.2.8.1:  
An extensive integrated network of trails that connects communities and that provides opportunities for recreation.

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**Point Number** 625.8 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Insert new Policy 3.2.8.1.1:  
To encourage and enable the construction of trails.

---

**Point Number** 625.9 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Insert new Policy 3.2.8.1.2:  
To discourage the closure of unformed legal roads.  
-

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**Point Number** 625.10 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Insert new Policy 3.2.8.1.1:  
That trails will predominantly occur within the rural parts of the District, in particular within the Outstanding Natural Landscapes and Outstanding Natural Features.  
-

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**Point Number** 625.11 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Not Stated

**Summary of Submission**

Insert new Policy 3.2.8.1.1:

To acknowledge that trail construction may include associated infrastructure such as bridges, car parking areas and other related modifications to the environment.

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**Submitter Number:**

632

**Submitter:**

RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks

**Contact Name:**

James Aoake

**Email:**

reception@jea.co.nz

**Address:**

PO Box 95, Queenstown, New Zealand, 9348

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**Point Number**

632.2

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

**Position:**

Not Stated

**Summary of Submission**

Delete Section 3.2.5

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**Submitter Number:**

633

**Submitter:**

Nick Flight

**Contact Name:**

**Email:**

flightproperties@xtra.co.nz

**Address:**

112 Mooney Road, Queenstown, New Zealand, 9371

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**Point Number**

633.1

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2

**Position:**

Not Stated

**Summary of Submission**

QLDC to revisit the Arrowtown Urban Growth Boundary to include the land between Arrowtown and the Golf Course.

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**Point Number**

633.2

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Not Stated

**Summary of Submission** QLDC should continue with plan to re-zone this rural land.

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**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

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**Point Number** 635.10 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Insert new Objective under Section 3.2.1 Goal as follows:

The social, economic, environmental and cultural benefits of infrastructure, including Regionally Significant Infrastructure, are recognised and provided for.

---

**Point Number** 635.11 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 73-3.2.1.5Objective 5

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

**Summary of Submission** Amend Objective 3.2.1.5 as follows:

Objective 3.2.1.5

Maintain and promote the safe, efficient and effective, provision and use of operation of the District's infrastructure, including the optimisation of the use of Regionally Significant Infrastructure, designated Airports, key roading and communication technology networks.

Insert definition of Regionally Significant Infrastructure.

---

**Point Number** 635.12 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1

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

**Summary of Submission**

Amend Objective 3.2.2.1 as follows:

Objective 3.2.2.1

Ensure urban development occurs in a logical manner:

- to promote a compact, well designed and integrated urban form;
- to manage the cost of Council infrastructure; and
- to protect the District's rural landscapes from sporadic and sprawling development.

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**Point Number**

635.13

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 78-3.2.2.1.3

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend Policy 3.2.2.1.3

Policy 3.2.2.1.3

Manage the form of urban development within the UGBs ensuring:

- Connectivity and integration with existing urban development;
- Sustainable provision of Council infrastructure; and
- Facilitation of an efficient transport network, with particular regard to integration with public and active transport systems

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**Point Number**

635.14

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3 > 86-3.2.3.1Objective 1 > 88-3.2.3.1.2

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part and seeks Policy 3.2.3.1.2 to be retained

---

**Point Number**

635.15

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 103-3.2.4.6Objective 6 > 104-3.2.4.6.1

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Oppose in part and seeks Policy 3.2.4.6.1 to be amended as follows:

Policy 3.2.4.6.1

That subdivision and / or development be designed so as to:

- (a) avoid significant adverse effects on the water quality of lakes, rivers and wetlands in the District, where it is practicable to do so; and
- (b) avoid, remedy or mitigate other adverse effects on the water quality of lakes, rivers and wetlands in the District.

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**Point Number**

635.16

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

**Position:** Not Stated

**Summary of Submission** Insert new objective as follows:

Recognise that Regionally Significant Infrastructure has specific location and technical constraints.

---

**Point Number** 635.17 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

**Position:** Not Stated

**Summary of Submission** Insert new policy as follows:

Manage potential effects of Regionally Significant Infrastructure on the surrounding environment, having regard to the economic benefits and technical and operational needs of such infrastructure.

---

**Point Number** 635.18 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3

**Position:** Not Stated

**Summary of Submission** Insert new objective as follows:

Good quality infrastructure and services meet community needs.

---

**Submitter Number:** 636 **Submitter:** Crown Range Holdings Ltd

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

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

---

**Point Number** 636.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

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

**Summary of Submission** Delete Section 3.2.5; OR in the event that this section is not deleted the following amendment is requested:

*Objective 3.2.5.3 Identify the district's Rural Landscape Classification on the district plan maps, and avoid remedy or mitigate ~~minimise~~ the effects of inappropriate subdivision, use and*

development on these landscapes.

~~Policy 3.2.5.2.1 Direct n~~ New subdivision, use or development to occurs in those areas which have potential to absorb change without significantly detracting from landscape and visual amenity values.

~~Objective 3.2.5.5- Recognise that agricultural land use is fundamental~~ often contributes to the character of our landscapes.

~~Policy 3.2.5.5.1 Give preference to farming activity in rural areas except where it conflicts with significant nature conservation values.~~

~~Policy 3.2.5.5.2 Recognise that the retention of the character of rural areas is often dependent influenced by on the ongoing viability of farming and that evolving forms of agricultural land uses which may change the landscape are anticipated.~~

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<b>Submitter Number:</b>	640	<b>Submitter:</b>	John Wellington
<b>Contact Name:</b>		<b>Email:</b>	John.julie@xtra.co.nz
<b>Address:</b>	272 Ballantyne Rd, RD2, Wanaka, New Zealand, 9382		

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<b>Point Number</b>	640.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 105-3.2.4.7Objective 7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Adopt the objective.		

---

<b>Point Number</b>	640.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 105-3.2.4.7Objective 7 > 106-3.2.4.7.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Adopt the policy.		

---

<b>Point Number</b>	640.3	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 133-3.2.6.4Objective 4
<b>Position:</b>	Support		
<b>Summary of</b>	Adopt this objective.		



## Submission

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**Point Number** 640.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 133-3.2.6.4Objective 4 > 135-3.2.6.4.2

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

**Summary of Submission** Adopt this policy and I further wish to see that when Esplanade Reserves can be created as part of a development, that these Reserves are of a practical nature and capable of providing the benefits in terms of access for which they are intended.

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**Submitter Number:** 643 **Submitter:** Crown Range Enterprises

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

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

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**Point Number** 643.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

**Position:** Oppose

**Summary of Submission** Delete Section 3.2.5.

OR

Amend as requested in submitter's secondary relief submission points.

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**Point Number** 643.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3

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

**Summary of Submission** If section 3.2.5 is not deleted in its entirety, as requested by submitter point 643.3, then as secondary relief amend as follows:

**Objective 3.2.5.3** Direct n New subdivision, use or development to occur<sub>s</sub> in those areas which

have potential to absorb change without significantly detracting from landscape and visual amenity values.

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**Point Number** 643.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2 > 113-3.2.5.2.1

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

**Summary of Submission** If section 3.2.5 is not deleted in its entirety, as requested by submitter point 643.3, then as secondary relief amend as follows:

Policy 3.2.5.2.1 Identify the district's Rural Landscape Classification on the district plan maps, and avoid remedy or mitigate ~~minimise~~ the effects of inappropriate subdivision, use and development on these landscapes.

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**Point Number** 643.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

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

**Summary of Submission** If section 3.2.5 is not deleted in its entirety, as requested by submitter point 643.3, then as secondary relief amend as follows:

Objective 3.2.5.5- Recognise that agricultural land use is fundamental often contributes to the character of our landscapes.

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**Point Number** 643.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1

**Position:** Oppose

**Summary of Submission** If section 3.2.5 is not deleted in its entirety, as requested by submitter point 643.3, then as secondary relief amend as follows:

~~Policy 3.2.5.5.1 Give preference to farming activity in rural areas except where it conflicts with significant nature conservation values.~~

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**Point Number** 643.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2

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

**Summary of Submission**

If section 3.2.5 is not deleted in its entirety, as requested by submitter point 643.3, then as secondary relief amend as follows:

Policy 3.2.5.5.2 Recognise that the retention of the character of rural areas is often ~~dependent~~ influenced by on the ~~ongoing viability~~ of farming and that evolving ~~forms of agricultural~~ land uses which may change the landscape are anticipated.

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<b>Submitter Number:</b>	669	<b>Submitter:</b>	Cook Adam Trustees Limited, C & M Burgess
<b>Contact Name:</b>	C & M Burgess	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	669.7	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Section 3.2.5		

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<b>Submitter Number:</b>	671	<b>Submitter:</b>	Queenstown Trails Trust
<b>Contact Name:</b>	Mandy Kennedy	<b>Email:</b>	mandy.kennedy@queenstowntrail.org.nz
<b>Address:</b>	New Zealand, 9300		

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<b>Point Number</b>	671.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Insert new goal 3.2.8: <u>A world class network of trails that connects communities.</u></p> <p>Insert new objective 3.2.8.1: <u>An extensive integrated network of trails that connects communities and that provides opportunities for recreation.</u></p> <p>Insert new policy 3.2.8.1.1: <u>To encourage and enable the construction of trails.</u></p>		

Insert new policy 3.2.8.1.2: To discourage the closure of unformed legal roads.

Insert new policy 3.2.8.1.3: To enable complementary activities to be developed adjacent to the trail.

Insert new policy 3.2.8.1.1: That trails will predominantly occur within the rural parts of the District, in particular within the Outstanding Natural Landscapes and Outstanding Natural Features.

Insert new policy 3.2.8.1.1: To acknowledge that trail construction may include associated infrastructure such as bridges, car parking areas and other related modifications to the environment.

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<b>Submitter Number:</b>	677	<b>Submitter:</b>	Amrta Land Ltd
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	677.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add new Strategic Goal  If Goals are to be retained, then insert new strategic goal relating specifically to tourism. Suggested wording is as follows: <u>The ongoing growth of and support for tourism activities.</u>		

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<b>Point Number</b>	677.3	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add new Strategic Objective Insert new strategic objective: <u>To recognise and provide for the significant socioeconomic benefits of tourism activities across the District.</u>		

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<b>Point Number</b>	677.4	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Insert new strategic policy:  
To provide for the significant socioeconomic benefits of tourism activities across the district by:  
(i) Maintaining and enhancing the districts natural character  
(ii) Protecting existing transport routes and access to key visitor attractions from incompatible uses and development of land and water  
(iii) Protecting existing buildings , structures and informal airports that support tourism activities from incompatible land use or development  
(iv) Enabling the use and development of natural and physical resources for tourism activity where adverse effects are avoided, remedied, or mitigated  
(v) Providing for the use and development of natural and physical resources for tourism activity where residual adverse effects can be appropriately offset or compensated  
(vi) Providing for activities and development which support tourism activities.

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**Submitter Number:** 688 **Submitter:** Justin Crane and Kirsty Mactaggart

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

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

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**Point Number** 688.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

**Position:** Oppose

**Summary of Submission** Delete Section 3.2.5

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**Point Number** 688.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

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

**Summary of Submission** Secondary relief (in the event that this section is not deleted)  
– Amend as follows

Objective 3.2.5.3 Identify the district's Rural Landscape Classification on the district plan maps, and avoid remedy or mitigate ~~minimise~~ the effects of inappropriate subdivision, use and development on these landscapes.

Policy 3.2.5.2.1 ~~Direct n~~New subdivision, use or development ~~to~~ occurs in those areas which have potential to absorb change without significantly detracting from landscape and visual amenity values.

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<b>Submitter Number:</b>	693	<b>Submitter:</b>	Private Property Limited
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	693.3	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Goal 3.2.5 and all associated policies.		

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<b>Point Number</b>	693.4	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Secondary relief:</p> <p>(in the event that this Goal and associated policies are not deleted) – Amend as follows</p> <p>Objective 3.2.5.1 -<del>Protect</del> <u>Avoid, remedy and mitigate adverse effects on</u> the natural character of Outstanding Natural Landscapes and Outstanding Natural features <u>resulting from inappropriate subdivision, use and development.</u></p> <p>Policy 3.2.5.1.1 Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and <del>protect them from</del> <u>avoid remedy or mitigate the adverse effects of inappropriate subdivision and development upon them.</u></p> <p>Objective 3.2.5.5- Recognise that agricultural land use <del>is fundamental</del> <u>often contributes</u> to the character of our landscapes.</p> <p><del>Policy 3.2.5.5.1 Give preference to farming activity in rural areas except where it conflicts with significant nature conservation values.</del></p> <p>Policy 3.2.5.5.2 Recognise that the retention of the character of rural areas is often <del>dependent</del> <u>influenced by</u> on the <del>ongoing viability</del> of farming and that evolving <del>forms of agricultural land uses</del> which may change the landscape are anticipated.</p>		

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**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

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**Point Number** 696.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

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

**Summary of Submission** Amend the wording as follows:

Objective - Recognise the potential for rural areas to diversify their land use beyond ~~the strong productive value of farming,~~ provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests

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**Point Number** 696.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Oppose

**Summary of Submission** Add new objective:

To recognise and provide for appropriate use, development and subdivision of land for purposes which would contribute to the growth of the District's visitor industry.

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**Point Number** 696.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

**Position:** Oppose

**Summary of Submission** Reword Objective as follows:

~~Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.~~

Adverse effects on landscape values arising from the inappropriate use, subdivision and development of rural land are avoided, remedied or mitigated.

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**Point Number** 696.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2 > 113-3.2.5.2.1

**Position:** Oppose

**Summary of Submission**

Reword the policy as follows:

Identify the district's Rural Landscape Classification on the district plan maps, and ~~minimise avoid remedy or mitigate the adverse effects resulting from the inappropriate of~~ subdivision, use and development ~~on~~ of these landscapes

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**Point Number**

696.6

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1

**Position:**

Oppose

**Summary of Submission**

Delete:

~~Give preference to farming activity in rural areas except where it conflicts with significant nature conservation values.~~

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**Submitter Number:**

701

**Submitter:**

Paul Kane

**Contact Name:**

**Email:**

**Address:**

Grandview, 315 Luggate Tarras Road, 3rd, Cromwell, New Zealand, 9383

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**Point Number**

701.3

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 97-3.2.4.3Objective 3

**Position:**

Not Stated

**Summary of Submission**

Relief Sought

35. In Objective 3.2.4.3 and policy 3.2.4.3.1 I seek to include the phrase "where the maintenance or enhancement does not impact on the viability of farming activities in the rural zone".

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**Point Number**

701.4

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 97-3.2.4.3Objective 3 > 98-3.2.4.3.1

**Position:**

Not Stated

**Summary of Submission**

Relief Sought

35. In Objective 3.2.4.3 and policy 3.2.4.3.1 I seek to include the phrase "where the maintenance or enhancement does not impact on the viability of farming activities in the rural zone".



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<b>Point Number</b>	701.5	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Relief sought  36. In policy 3.5.5.1 I seek that the phrase “where it conflicts with significant nature conservation values” is deleted.		

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<b>Submitter Number:</b>	702	<b>Submitter:</b>	Lake Wakatipu Stations Limited
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	702.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Primary relief: Delete Goal 3.2.5 and all associated policies.		

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<b>Point Number</b>	702.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<u>Secondary relief:</u>  (in the event that this Goal and associated policies are not deleted) – Amend as follows  Objective 3.2.5.1 – <del>Protect</del> <u>Avoid, remedy and mitigate adverse effects on</u> the natural character of Outstanding Natural Landscapes and Outstanding Natural Features <u>resulting from inappropriate</u> subdivision, use and development.  Policy 3.2.5.1.1 Identify the district’s Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and <del>protect them from avoid remedy or mitigate</del> the adverse effects of <u>inappropriate</u> subdivision and development <u>upon them</u> .  Objective 3.2.5.5- Recognise that agricultural land use <del>is fundamental</del> <u>often contributes</u> to the		

character of our landscapes.

~~Policy 3.2.5.5.1 Give preference to farming activity in rural areas except where it conflicts with significant nature conservation values.~~

Policy 3.2.5.5.2 Recognise that the retention of the character of rural areas is often ~~dependent~~ influenced by on the ~~ongoing viability of farming~~ and that evolving ~~forms of agricultural land uses~~ which may change the landscape are anticipated

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<b>Submitter Number:</b>	706	<b>Submitter:</b>	Forest and Bird NZ
<b>Contact Name:</b>	Sue Maturin	<b>Email:</b>	maturin@forestandbird.org.nz
<b>Address:</b>	PO Box 6230, Dunedin, New Zealand, 9059		

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<b>Point Number</b>	706.6	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the goal.		

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<b>Point Number</b>	706.7	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 93-3.2.4.1Objective 1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows: Promote development and activities that sustain or enhance the life supporting capacity of air, water, soil and ecosystems <u>and maintain indigenous biodiversity.</u>		

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<b>Point Number</b>	706.8	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 94-3.2.4.2Objective 2 > 95-3.2.4.2.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas <u>through scheduling them</u> on the District Plan maps, or <u>through resource consent processes</u> and ensure their protection		

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<b>Point Number</b>	706.9	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 94-3.2.4.2Objective 2 > 96-3.2.4.2.2
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	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.
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<b>Point Number</b>	706.10	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 94-3.2.4.2Objective 2
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Add new policy: Policy 3.2.4.2.3. <u>"Maintain indigenous biodiversity through resource consent processes"</u>
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<b>Point Number</b>	706.11	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 97-3.2.4.3Objective 3
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Supports the objective.
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<b>Point Number</b>	706.12	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 97-3.2.4.3Objective 3 > 98-3.2.4.3.1
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Amend as follows:  That development <u>and use</u> <del>does not</del> adversely affect the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities.
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**Point Number** 706.13 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 99-3.2.4.4Objective 4 > 100-3.2.4.4.1

**Position:** Support

**Summary of Submission** Supports the policy.

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**Point Number** 706.14 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
Preserve or enhance the natural character and biodiversity values of the beds and margins of the District's lakes, rivers and wetlands.

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**Point Number** 706.15 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5 > 102-3.2.4.5.1

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
That subdivision and / or development which may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins be carefully managed so that life-supporting capacity, indigenous biodiversity and natural character is maintained or enhanced

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**Point Number** 706.16 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 103-3.2.4.6Objective 6

**Position:** Support

**Summary of Submission** Supports the objective.

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**Point Number** 706.17 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 105-3.2.4.7Objective 7

**Position:** Not Stated

**Summary of Submission**

Amend as follows:

~~Facilitate~~ Maintain and enhance public access to the natural environment particularly to and along rivers and lakes.

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**Point Number**

706.18

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 105-3.2.4.7Objective 7 > 106-3.2.4.7.1

**Position:**

Support

**Summary of Submission**Supports the policy.

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**Point Number**

706.19

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 107-3.2.4.8Objective 8

**Position:**

Support

**Summary of Submission**Supports the objective

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**Point Number**

706.20

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 107-3.2.4.8Objective 8 > 108-3.2.4.8.1

**Position:**

Support

**Summary of Submission**Supports the objective.

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**Submitter Number:**

707

**Submitter:**

Wanaka on Water

**Contact Name:**

Phil Page

**Email:**

phil.page@gallawaycookallan.co.nz

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

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**Point Number**

707.1

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.

**Position:** Not Stated

**Summary of Submission** 6. The Body Corporate seeks the following decision from the local authority:  
(a) Confirm Goal 3.2.1, associated Objective 3.2.1.1 and Policy 3.2.1.1.1.

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**Point Number** 707.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1.

**Position:** Not Stated

**Summary of Submission** 6. The Body Corporate seeks the following decision from the local authority:  
(a) Confirm Goal 3.2.1, associated Objective 3.2.1.1 and Policy 3.2.1.1.1.

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**Point Number** 707.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1. > 62-3.2.1.1.1.

**Position:** Not Stated

**Summary of Submission** 6. The Body Corporate seeks the following decision from the local authority:  
(a) Confirm Goal 3.2.1, associated Objective 3.2.1.1 and Policy 3.2.1.1.1.

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

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

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

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**Point Number** 711.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4

**Position:** Not Stated

**Summary of Submission** The burning of resinous woods such as old pine may have to be phased out. Household heating systems fuelled by the burning of wood and fossil fuels may have to be more stringent emission controls imposed on them by Council.

Recommendation [a]: The Queenstown Lakes District Council should ascertain as to whether or not the fencing that extends out over the strips and into the lakes Wanaka and Lake Hawea requires a resource consent and as to whether not the structures present a hazard to boats and

other floating devices that people now use. [Even at 5 knots significant damage may occur.]

Recommendation [b]: The Queenstown Lakes District Council initiate a study in conjunction with The Department of Conservation, The Otago Regional Council and Kai Tahu Ki Otago to cover such topics as to the extent of encroachment by adjoining landowners on the Marginal Strips and what loss and damage to native vegetation has been incurred. The study to include the means of protection for the banks and shoreline and the means by which the native vegetation may be protected from damage and allow for regeneration.

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<b>Point Number</b>	711.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 103-3.2.4.6Objective 6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	A recording system of all septic tank systems should be instituted if it is not already held and a requirement that a suitably qualified individual oversee any repair work and submit a brief report to council. In addition septic tank cleaner operators be required to furnish a return that details as to where and when their services were availed of, and, in their opinion, as to whether or not the tank that has been emptied wast is operating as designed. Septic tanks after all, are only holding tanks. Action late is better than none at all.		

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<b>Point Number</b>	711.3	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 105-3.2.4.7Objective 7
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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 "Manuwhaia" 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.		

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<b>Point Number</b>	711.4	<b>Provision:</b>	2-Part Two - Strategy > 2.1-3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies
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**Position:** Not Stated

**Summary of Submission**

Recommendations:

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

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

--Designated Council officers, as part of their duties, be made responsible for and record that they have done so, brief details of a random inspection and discussion with site foremen or any other person deemed to be in charge of an operation that entails the disturbance of more than 200m<sup>3</sup> of topsoil.

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

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**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

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**Point Number** 716.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Not Stated

**Summary of Submission**

If Goals are to be retained, then insert new strategic goal relating specifically to tourism. Suggested wording is as follows: The ongoing growth of and support for tourism activities.

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**Point Number** 716.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Not Stated

**Summary of Submission**

To recognise and provide for the significant socioeconomic benefits of tourism activities across the District.

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<b>Point Number</b>	716.6	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p><u>To provide for the significant socioeconomic benefits of tourism activities across the district by:</u></p> <p><u>(i) Maintaining and enhancing the districts natural character</u></p> <p><u>(ii) Protecting existing transport routes and access to key visitor attractions from incompatible uses and development of land and water</u></p> <p><u>(iii) Protecting existing buildings, structures and informal airports that support tourism activities from incompatible land use or development</u></p> <p><u>(iv) Enabling the use and development of natural and physical resources for tourism activity where adverse effects are avoided, remedied, or mitigated</u></p> <p><u>(v) Providing for the use and development of natural and physical resources for tourism activity where residual adverse effects can be appropriately offset or compensated</u></p> <p><u>(vi) Providing for activities and development which support tourism activities.</u></p>		

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<b>Point Number</b>	716.8	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3. > 70-3.2.1.3.1.
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Provide for <u>Enable</u> a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification.		

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<b>Point Number</b>	716.9	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p><del>Recognise</del> <u>Enable</u> the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character- healthy ecosystems, and Ngai Tahu values, rights and interests.</p>		

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<b>Point Number</b>	716.10	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3 > 90-3.2.3.2Objective 2
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**Position:** Not Stated

**Summary of Submission** Protect the District's cultural heritage values from inappropriate activities and ensure development is sympathetic to them.

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**Point Number** 716.11 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5

**Position:** Not Stated

**Summary of Submission** Maintain ~~Preserve~~ or enhance the natural character of the beds and margins of the District's lakes, rivers and wetlands.

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**Point Number** 716.12 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1

**Position:** Not Stated

**Summary of Submission** Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from inappropriate subdivision, use and development.

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**Point Number** 716.13 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1 > 111-3.2.5.1.1

**Position:** Not Stated

**Summary of Submission** Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and ~~protect them from~~ manage the adverse effects of subdivision and development.

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**Point Number** 716.14 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

**Position:** Not Stated

**Summary of Submission** ~~Minimize~~ Manage the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.

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<b>Point Number</b>	716.15	<b>Provision:</b>	2-Part Two - Strategy > 2.1-3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies > 2.1.2.5-3.2.5Goal 5 > 2.1.2.5.2-3.2.5.2Objective 2 > 2.1.2.5.2.2-3.2.5.2.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Recognise that <del>the retention</del> of the character of rural areas is often dependent on the ongoing viability of <u>landuse farming</u> and that evolving forms of <u>agricultural</u> land use. which may change the landscape <u>character</u> , are anticipated.		

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<b>Submitter Number:</b>	719	<b>Submitter:</b>	NZ Transport Agency
<b>Contact Name:</b>	Tony MacColl	<b>Email:</b>	
<b>Address:</b>	PO Box 5245, Moray Place, Dunedin, New Zealand, 9058		

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<b>Point Number</b>	719.4	<b>Provision:</b>	57-3Strategic Direction > 58-3.1Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 3.1 Purpose as proposed		

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<b>Point Number</b>	719.5	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 73-3.2.1.5Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Objective 3.2.1.5 as proposed		

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<b>Point Number</b>	719.6	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 3.2.2 Goal as proposed		

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<b>Point Number</b>	719.7	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Amend Objective 3.2.2.1 to read as follows: <ul style="list-style-type: none"><li>• to manage the cost of Council infrastructure; and</li></ul>
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<b>Point Number</b>	719.8	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 76-3.2.2.1.1
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Retain Policy 3.2.2.1.1 as proposed
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<b>Point Number</b>	719.9	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 77-3.2.2.1.2
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Retain Policy 3.2.2.1.2 as proposed
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<b>Point Number</b>	719.10	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 78-3.2.2.1.3
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Retain Policy 3.2.2.1.3 as proposed
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<b>Point Number</b>	719.11	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 107-3.2.4.8Objective 8 > 108-3.2.4.8.1
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Retain Policy 3.2.4.8.1 as proposed
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<b>Submitter Number:</b>	725	<b>Submitter:</b>	Ian Percy & Fiona Aitken Family Trust
<b>Contact Name:</b>	Andrew Lovelock	<b>Email:</b>	andrew.lovelock@gallawaycookallan.co.nz
<b>Address:</b>	PO Box 450, Wanaka, New Zealand, 9343		

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<b>Point Number</b>	725.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add an appropriate objective that specifically supports or reinforces the importance of the continued use of rural land for productive farming use and its protection from more sensitive land uses.		

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

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<b>Point Number</b>	726.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 65-3.2.1.2Objective 2.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm objective 3.2.1.2.		

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<b>Point Number</b>	726.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 65-3.2.1.2Objective 2. > 67-3.2.1.2.2.
<b>Position:</b>	Not Stated		
<b>Summary of</b>	Amend Policy 3.2.1.2.2 as follows:		

**Submission** Reinforce and support the role that township commercial and industrial precincts and local shopping centres fulfil in serving local needs.

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**Submitter Number:** 755 **Submitter:** Guardians of Lake Wanaka

**Contact Name:** Don Robertson **Email:** donandgaye@xtra.co.nz

**Address:** PO Box 93, Wanaka, New Zealand, 9344

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**Point Number** 755.3 **Provision:** 57-3Strategic Direction > 58-3.1Purpose

**Position:** Support

**Summary of Submission** Support intent.

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**Point Number** 755.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 93-3.2.4.1Objective 1

**Position:** Support

**Summary of Submission** Support intent.

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**Point Number** 755.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5

**Position:** Support

**Summary of Submission** Support intent.

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**Point Number** 755.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 103-3.2.4.6Objective 6

**Position:** Support

<b>Summary of Submission</b>	Support intent.		
<b>Point Number</b>	755.7	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5 > 102-3.2.4.5.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support intent.		
<b>Point Number</b>	755.8	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 103-3.2.4.6Objective 6 > 104-3.2.4.6.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support intent.		

<b>Submitter Number:</b>	761	<b>Submitter:</b>	ORFEL Ltd
<b>Contact Name:</b>	Chris Ferguson	<b>Email:</b>	Chris.Ferguson@boffamiskell.co.nz
<b>Address:</b>	PO Box 110, Christchurch, New Zealand, 8140		
<b>Point Number</b>	761.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3.
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in Part</p> <p>The objective is worded in the form of a policy and should instead be amended as an aspirational outcome to be achieved.</p>		
<b>Point Number</b>	761.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2

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

**Summary of Submission** Support in Part

Amend Objective 3.2.5.2 as follows:

~~Minimise the~~ **The** adverse landscape effects of subdivision, use or development **are minimised** in specified Rural Landscapes.

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**Point Number** 761.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3

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

**Summary of Submission** Support in Part

Amend Objective 3.2.5.3 as follows:

~~Direct new s~~ **S**ubdivision, use or development **to occur**s in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

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**Point Number** 761.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4

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

**Summary of Submission** Support in Part

Amend Objective 3.2.5.4 as follows:

~~Recognise there is a~~ **The** finite capacity for residential activity in rural areas if **to maintain** the qualities of our landscape ~~are to be maintained~~ **are recognised**.

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**Point Number** 761.35 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

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

**Summary of Submission** Support in Part

The objective is worded in the form of a policy and should instead be amended as an aspirational outcome to be achieved.

Amend **Objective 3.2.1.4** as follows:

~~Recognise the potential for rural areas to diversify their~~ **Diversification of land use in rural areas** occurs beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and



interests.

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**Point Number** 761.36 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

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

**Summary of Submission** Support in Part. The objective is worded in the form of a policy and should instead be amended as an aspirational outcome to be achieved.

Amend Objective 3.2.1.4 as follows:

~~Recognise the potential for rural areas to diversify their~~ Diversification of land use in rural areas occurs beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.

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**Submitter Number:** 768 **Submitter:** Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd

**Contact Name:** Mark Laurenson **Email:** mlaurenson@burtonconsultants.co.nz

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

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**Point Number** 768.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 65-3.2.1.2Objective 2. > 68-3.2.1.2.3.

**Position:** Oppose

**Summary of Submission** Amend to clarify what effects are to be avoided, rather than to avoid a class of activities. Amend along following lines:

~~Avoid non-industrial~~ activities occurring within areas zoned for Industrial activities where such activities:

i. Have the potential to hinder or constrain the establishment or ongoing operation or development of industrial activities; or

ii. Could adversely affect the strategic role of the business zones as focal points for commercial, community, residential, and other activities.

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**Point Number** 768.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies >

92-3.2.4Goal 4 > 103-  
3.2.4.6Objective 6

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 768.7

**Provision:** 57-3Strategic Direction > 59-  
3.2Goals, Objectives and Policies >  
92-3.2.4Goal 4 > 103-  
3.2.4.6Objective 6 > 104-3.2.4.6.1

**Position:** Oppose

**Summary of Submission** Amend to require avoidance of significant adverse effects

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**Submitter Number:** 771

**Submitter:** Hawea Community Association

**Contact Name:** Paul Cunningham

**Email:** pgcunningham@xtra.co.nz

**Address:** PO Box 53, Lake Hawea, Wanaka, New Zealand, 9343

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**Point Number** 771.4

**Provision:** 57-3Strategic Direction > 59-  
3.2Goals, Objectives and Policies  
> 74-3.2.2Goal 2 > 75-  
3.2.2.1Objective 1 > 76-3.2.2.1.1

**Position:** Oppose

**Summary of Submission** Be amended to read: Apply Urban Growth Boundaries around the urban areas in the Wakatipu Basin (Including Jack's Point), Arrowtown, Wanaka and Lake Hawea.

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**Submitter Number:** 773

**Submitter:** John & Jill Blennerhassett

**Contact Name:**

**Email:** johnblenn@gmail.com

**Address:** PO Box 195, Wanaka, New Zealand, 9343

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<b>Point Number</b>	773.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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<b>Summary of Submission</b>	General Support with some amendments requested
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The submitter generally supports the Strategic Direction chapter of the Plan, with the following additions or exceptions, and comments:

Wanaka 2020 consultation discussions gave firm recommendation that the Outer Growth Boundary (OGB) for Wanaka include the three rivers (Clutha, Cardrona and Waterfall Creek [with the fourth Waterway being Lake Wanaka]) as the limiting landscape features within which to contain growth (see Wanaka 2020 plan map in the original submission showing [originally red, but green in the attachment] overwhelming public acceptance and approval of the OGB).

The proposed Urban Growth Boundary may be appropriate for a current ten year plan, but the originally recommended OGB needs to be retained; come time for the next review of the Plan, the UGB could, if needed, be expanded.

Thus, we seek an additional clause in this section, making it clear that the proposed UGB is not a permanent fixture.

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<b>Submitter Number:</b>	781	<b>Submitter:</b>	Chorus New Zealand Limited
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<b>Contact Name:</b>	Matthew McCallum-Clark	<b>Email:</b>	matthew@incite.co.nz
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<b>Address:</b>	P O Box 25-289, Christchurch, New Zealand, 8144
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<b>Point Number</b>	781.34	<b>Provision:</b>	57-3Strategic Direction
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	<b>Define</b> the relationship of the goals, objectives and policies with the other chapters of the plan.
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**Delete** Goals from the chapter and retain as titles.

Insert new policies:

In recognition of the benefits of utilities and the significant investment in utilities, enable utilities and infrastructure to be developed, maintained, upgraded and operated provided that, as a result of its location, and design;

a. the adverse effects on significant natural and physical resources and cultural values are avoided, or where this is not practicable, remedied or mitigated; and

b. other adverse effects on the environment are appropriately controlled.

c. avoid land-uses that may result in adverse reverse sensitivity effects on telecommunication infrastructure facilities or where this is not practicable, remedied, mitigated.



**Summary of Submission**

Support with amendments:

Delete the phrase "~~where it conflicts with significant nature conservation values~~".**Point Number**

784.26

**Provision:**

57-3Strategic Direction &gt; 59-3.2Goals, Objectives and Policies &gt; 109-3.2.5Goal 5 &gt; 119-3.2.5.5Objective 5 &gt; 121-3.2.5.5.2

**Position:**

Support

**Summary of Submission**

Support.

**Submitter Number:**

791

**Submitter:**

Tim Burdon

**Contact Name:****Email:**

timburdon@countrynet.co.nz

**Address:**

Mt Burke Station, Wanaka, New Zealand, 9382

**Point Number**

791.4

**Provision:**

57-3Strategic Direction &gt; 59-3.2Goals, Objectives and Policies &gt; 60-3.2.1Goal 1. &gt; 72-3.2.1.4Objective 4

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part.

The importance of rural areas diversifying their land use beyond the strong productive value of farming provided rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interest are appropriately considered.

**Point Number**

791.5

**Provision:**

57-3Strategic Direction &gt; 59-3.2Goals, Objectives and Policies &gt; 109-3.2.5Goal 5 &gt; 119-3.2.5.5Objective 5

**Position:**

Support

**Summary of Submission**

Approved.

**Point Number**

791.6

**Provision:**

57-3Strategic Direction &gt; 59-3.2Goals, Objectives and Policies

**Position:** Support

**Summary of Submission** Approved.

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**Point Number** 791.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2

**Position:** Support

**Summary of Submission** Approved.

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**Submitter Number:** 794 **Submitter:** Lakes Land Care  
**Contact Name:** Tim Burdon **Email:** timburdon@countrynet.co.nz  
**Address:** Mt Burke Station, Wanaka, New Zealand, 9382

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**Point Number** 794.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

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

**Summary of Submission** Support in part.  
The importance of rural areas diversifying their land use beyond the strong productive value of farming provided rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interest are appropriately considered.

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**Point Number** 794.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5

**Position:** Support

**Summary of Submission** Approved.

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<b>Point Number</b>	794.6	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approved.		

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<b>Point Number</b>	794.7	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approved.		

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<b>Submitter Number:</b>	798	<b>Submitter:</b>	Otago Regional Council
<b>Contact Name:</b>	Warren Hanley	<b>Email:</b>	warren.hanley@orc.govt.nz
<b>Address:</b>	Private Bag 1954, Dunedin, New Zealand, 9054		

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<b>Point Number</b>	798.21	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	General support however requests changes		
	ORC generally supports the strategic directions identified in the Proposed District Plan.		
	However, ORC requests that the desired effects of subdivision, use and development are more clearly specified in the objectives and policies of this section.		

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<b>Point Number</b>	798.23	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1
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**Position:** Oppose

**Summary of Submission** ORC supports the concept of compact urban form, but suggests that the District Plan provide for some degree of flexibility where strategic infrastructure supports areas of expansion and relates well to QLDC's unique environment e.g. Objective 4.2.3 and Policy 4.2.3.1. For example, some expansion is appropriate if it occurs around nodes that are connected to a main corridor serviced by public transport.

Therefore, ORC requests Objective 3.2.2.1 is amended accordingly.

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**Point Number** 798.24 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 107-3.2.4.8Objective 8 > 108-3.2.4.8.1

**Position:** Oppose

**Summary of Submission** Responding positively to climate change does not require concentrating all future development within existing urban areas (Policy 3.2.4.8.1). Public transport can efficiently support nodes of development connected (e.g. within walking and cycling distance) to a main corridor.

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**Point Number** 798.25 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1

**Position:** Oppose

**Summary of Submission** ORC requests that recognition is provided for access and connection to, and between, the tourism/recreational activities which are a large part of the Queenstown-Lakes district experience and employment market, but that lie outside urban growth boundaries and urban based visitor attractions (Policy 3.2.2.1).

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**Point Number** 798.30 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 126-3.2.6.2Objective 2 > 128-3.2.6.2.2

**Position:** Oppose

**Summary of Submission** ORC requests that provisions for roading, access and parking should recognise the needs of active transport modes, public transport services and infrastructure. Provisions are requested for Residential developments, particularly those large in scale, to provide for public transport services and infrastructure in the future. Main road corridors in these areas should be retained to accommodate public transport services and infrastructure, both now and in the future.

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**Submitter Number:** 805 **Submitter:** Transpower New Zealand Limited



**Contact Name:** Aileen Crow **Email:** aileen.craw@beca.com

**Address:** PO Box 5005, Dunedin, New Zealand, 9058

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**Point Number** 805.22 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 73-3.2.1.5Objective 5

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

**Summary of Submission** Support with amendments. Amend objective to:

Maintain and promote the efficient and effective operation, maintenance, development and upgrading of the District's infrastructure, including designated Airports, the National Grid, key roading, and communication technology networks.

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**Point Number** 805.23 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1

**Position:** Support

**Summary of Submission** Support with amendments. Amend to:

Ensure urban growth and development occurs in a logical manner:

- to promote a compact, well designed and integrated urban form;
- to manage the cost of Council infrastructure;
- to avoid adversely affecting the effective and efficient operation, maintenance, upgrading and development of regionally significant infrastructure; and
- to protect the District's rural landscapes from sporadic and sprawling development.

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**Point Number** 805.24 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 78-3.2.2.1.3

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

**Summary of Submission** Support with amendments. Amend to:

Manage the pattern, form and design of urban growth and development within the UGBs ensuring:

- Connectivity and integration with existing urban development;
- Sustainable provision of Council infrastructure;
- Land use does not adversely affect the effective and efficient operation, maintenance, upgrading or development of regionally significant infrastructure; and
- Facilitation of an efficient transport network, with particular regard to integration with public and active transport systems.

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**Point Number** 805.25 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 94-3.2.4.2Objective 2 > 95-3.2.4.2.1

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

**Summary of Submission** Support with amendments. Amend to:  
Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas on the District Plan maps and ensure their protection from inappropriate subdivision, use and development.

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**Point Number** 805.26 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 103-3.2.4.6Objective 6 > 104-3.2.4.6.1

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

**Summary of Submission** Support with amendments. Amend to:  
That subdivision and / or development be designed so as to avoid, or where this not possible, remedy or mitigate, adverse effects on the water quality of lakes, rivers and wetlands in the District.

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**Point Number** 805.27 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1

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

**Summary of Submission** Support with amendments. Amend to:  
Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from inappropriate subdivision, use and development.

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**Point Number** 805.28 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1 > 111-3.2.5.1.1

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

**Summary of Submission** Support with amendments. Amend to:  
Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and protect them from the adverse effects of inappropriate subdivision, use and development.

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**Point Number** 805.29 **Provision:** 57-3Strategic Direction > 59-

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

**Summary of Submission** Support with amendments. Amend to:

Avoid, remedy or mitigate ~~Minimise~~ the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.

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**Point Number** 805.30 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2 > 113-3.2.5.2.1

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

**Summary of Submission** Support with amendments. Amend to

Identify the district's Rural Landscape Classification on the district plan maps, and avoid, remedy or mitigate ~~minimise~~ the effects of subdivision, use and development on these landscapes.

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**Point Number** 805.31 **Provision:** 2-Part Two - Strategy > 2.1-3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies > 2.1.2.5-3.2.5Goal 5 > 2.1.2.5.2-3.2.5.2Objective 2 > 2.1.2.5.2.2-3.2.5.2.2

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

**Summary of Submission** Support with amendments. Amend to:

That open spaces and community facilities are located and designed to be desirable, safe, accessible places and recognise that they can have multiple uses.

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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

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**Point Number** 806.8 **Provision:** 57-3Strategic Direction

**Position:** Oppose

**Summary of Submission** Revise the strategic directions section so that the objectives and policies are effects based, and provide a forward focused, strategic management approach.

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**Point Number** 806.9 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.

**Position:** Oppose

**Summary of Submission** Delete "equitable" ..  
Delete the goal statements to remove confusion as to their status and relationship to objectives and policies.

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**Point Number** 806.10 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1.

**Position:** Oppose

**Summary of Submission** Amend:  
Recognise, develop and sustain the Queenstown and Wanaka ~~central business areas~~ commercial and mixed use zones ~~areas~~ the hubs of New Zealand's premier alpine resorts and the District's economy.

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**Point Number** 806.11 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1. > 62-3.2.1.1.1.

**Position:** Oppose

**Summary of Submission** Provide a planning framework for the commercial and mixed use zones ~~Queenstown and Wanaka central business areas that enables their growth and development. quality development and enhancement of the centres as the key~~ recognising their importance at the local, regional and national economy and both commercial hubs of the District, building on their existing functions and strengths.

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**Point Number** 806.12 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1. > 63-3.2.1.1.2.

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

**Summary of Submission**

Amend:

~~Avoid commercial rezoning that could fundamentally undermine the role of the Queenstown and Wanaka central business areas as the primary focus for the District's economic activity.~~

To recognise the important role of existing commercial and mixed use zones and the relationship between them when considering applications for additional commercial zones.

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**Point Number**

806.13

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1. > 64-3.2.1.1.3.

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend:

Promote growth in the visitor industry and encourage investment in lifting the scope and quality of attractions, facilities and services ~~within the Queenstown and Wanaka central business areas.~~ while recognizing the importance of maintaining the quality of the environment.

---

**Point Number**

806.14

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 65-3.2.1.2Objective 2.

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend.

Either:

- Amend the objectives and policies to combine them; or
- If the Objectives are to be retained separately, then amend Objective 3.2.1.2 to read as follows:

Recognise, develop and sustain the ~~key local service and employment~~ functions served by commercial centres, mixed use zones and industrial areas ~~outside of the Queenstown and Wanaka central business areas~~ in the District.

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**Point Number**

806.15

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 65-3.2.1.2Objective 2. > 66-3.2.1.2.1

**Position:**

Oppose

**Summary of Submission**

Either:

- Amend the policies to remove the demarcation between central business areas and other commercial zones and the assumption as to their function now and into the future; or
- if the policies are not merged, then amend policy 3.2.1.2.1 as follows:

~~Avoid - Enable commercial rezoning that would fundamentally undermine where it supports existing commercial, industrial and mixed use zones, the key local service and employment function role that the larger urban centres outside of the Queenstown and Wanaka central business areas fulfil.~~

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**Point Number** 806.16 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 65-3.2.1.2Objective 2. > 67-3.2.1.2.2.

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

**Summary of Submission**

Amend.

Either:

- Amend the policies to remove the demarcation between central business areas and other commercial zones, and the assumption as to their function now and into the future; or
- if the policies are not merged, then amend policy 3.2.1.2.2 as follows:

Reinforce and support the role that ~~township~~ commercial, mixed use and industrial zones ~~precincts and local shopping centres~~ fulfil in serving local and visitor needs.

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**Point Number** 806.17 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 65-3.2.1.2Objective 2. > 68-3.2.1.2.3.

**Position:** Oppose

**Summary of Submission**

Either:

- Delete policy 3.2.1.2.3; or
- Amend it to recognise that the term 'avoid' is not appropriate.

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**Point Number** 806.18 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3.

**Position:** Support

**Summary of Submission**

Retain objective 3.2.1.3 or words to similar effect.

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**Point Number** 806.19 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3. > 70-3.2.1.3.1.

**Position:** Support

**Summary of Submission** Amend policy 3.2.1.3.1 so that it recognises that the policy provisions should enable diversification and a wide variety of activities, not just limited by the zone in which they are located, but managed by the effects that they may have.

3.2.1.3.1 Provide for a wide variety of activities ~~and sufficient capacity within commercially zoned land to accommodate~~ and enable business growth and diversification, while avoiding, remedying or mitigating adverse effects on the environment.

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**Point Number** 806.20 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3. > 71-3.2.1.3.2.

**Position:** Support

**Summary of Submission** Retain.

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**Point Number** 806.21 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 73-3.2.1.5Objective 5

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

**Summary of Submission** Amend.

Either:

- Amend and restructure the objectives and policies for simplification; or
- Amend as follows:

3.2.1.5 Maintain and promote ~~the efficient operation of the District's infrastructure that supports the existing and future community, ensuring that infrastructure provision is efficient and reflects the importance of maintaining the quality of the environment. development including designated Airports, key roading and communication technology networks.~~

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**Point Number** 806.22 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

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

**Summary of Submission** Support/amend.

Either:

- amend the objectives and policies to incorporate the set of objectives and policies that promote diversification District wide; or
- Amend Objective 3.2.1.4 as follows:

3.2.1.4 Recognise the potential ~~for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.~~ for diversification from traditional land uses, and the benefit of increasing economic value through diversification, while avoiding, remedying or mitigating any potential adverse effects on the environment.

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**Point Number** 806.23 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2

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

**Summary of Submission** Oppose/amend.  
Either:  
• Delete all objectives and policies relating to UGBs; or  
• Make proposed amendments as follows.

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**Point Number** 806.24 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1

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

**Summary of Submission** Amend as follows.  
~~Ensure~~ Enable urban development ~~occurs in a logical manner that:~~  
• ~~to promote a~~ achieves compact, well designed ~~and integrated~~ urban form;  
• ~~to manage the cost of~~ provides efficient Council infrastructure; ~~is located and designed so that it can be serviced efficiently and to protect the District's rural landscapes from~~ is appropriately located ~~sporadic and sprawling~~ development.

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**Point Number** 806.25 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 76-3.2.2.1.1

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

**Summary of Submission** Oppose/amend. Either:  
Delete; or amend as follows:  
~~Apply~~ Consider the use of Urban Growth Boundaries (UGBs) ~~as a tool to strategically: manage the effects of growth around the urban areas in the Wakatipu Basin (including Jack's Point), Arrowtown and Wanaka.~~

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**Point Number** 806.26 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 77-3.2.2.1.2

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

**Summary of Submission** Oppose/amend. Either:  
• Delete;



- Amend to replace "avoid" with "manage" .

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**Point Number** 806.27 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 78-3.2.2.1.3

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

**Summary of Submission** Amend as follows:

Manage the form of urban development ~~within the UGBs~~ ensuring:

- Connectivity and integration with existing urban development;
- ~~Sustainable~~ Efficient and effective provision of Council infrastructure; and
- ~~Facilitation~~ Provision of an efficient transport network, with particular regard to creating live work environments. and integration with public and active transport systems

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**Point Number** 806.28 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 79-3.2.2.1.4

**Position:** Support

**Summary of Submission** Retain policy

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**Point Number** 806.29 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 80-3.2.2.1.5

**Position:** Not Stated

**Summary of Submission** Neutral. Seek clarity as to the relationship between UGBs and zoning

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**Point Number** 806.30 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 82-3.2.2.1.7

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

**Summary of Submission** Amend.

- Consider the relationship between Policy 3.2.2.1.7 and the UGBs;
- Amend for clarification as to the policy's application; and useful policy titled 'urban edges'.
- Amend for consistency with other policies .

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<b>Point Number</b>	806.31	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 83-3.2.2.2Objective 2
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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<b>Summary of Submission</b>	Oppose/amend. Either:  Either: <ul style="list-style-type: none"><li>• Delete objective and policy; or</li><li>• If retained, amend for consistency with the RMA In particular, "addressing" should be replaced with "mitigated".</li></ul>
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<b>Point Number</b>	806.32	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Either: <ul style="list-style-type: none"><li>• Delete objective 3.2.3.1 and associated policies; or</li><li>• Consider carefully their effectiveness and whether they are better applied within specific zones.</li></ul>
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<b>Point Number</b>	806.33	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3 > 90-3.2.3.2Objective 2
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Delete Objective 3.2.3.2 and policy 3.2.3.2.1.
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<b>Point Number</b>	806.34	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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<b>Summary of Submission</b>	Oppose/amend.  Either: <ul style="list-style-type: none"><li>• Delete Goal 3.2.4 and associated Objectives and Policies; or</li></ul> Amend: <ul style="list-style-type: none"><li>- to recognise the importance of providing comprehensive sustainable management;</li><li>- so that the policies that read as methods be included as methods;</li><li>- Amend Objective 3.2.4.4 and policy 3.2.4.4.1 as "avoid" is currently used without qualification</li></ul>
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**Point Number** 806.35 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 103-3.2.4.6Objective 6

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

**Summary of Submission** Support/amend.

Amend objective and policy for greater clarity, in particular, amend as follows:  
3.2.47 ~~Facilitate~~ Recognise and provide for public access to the natural environment.  
3.2.4.7.1 ~~Opportunities to provide~~ Support a range of public access opportunities and linkages between the built environment ~~to and~~ the natural environment ~~are sought~~ at the time of plan change, subdivision or development.

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**Point Number** 806.36 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 107-3.2.4.8Objective 8

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

**Summary of Submission** Amend.

Objective 3.2.4.8 ~~Respond positively to~~ Recognise and provide for the potential effects of Climate Change.  
Policies 3.2.4.8.1 ~~Concentrate development within existing urban areas, promoting~~ Encourage higher density development in locations that enable the creation of live-work environments and with positive public transport linkages reducing travel demands. Encourage the provision of transportation modes that is are more energy efficient and supports public transport, to limit increases in greenhouse gas emissions in the District.

Add the following additional policy:  
Recognise and support initiatives that help to create resilience to the potential impacts of climate change and how it might impact on tourism activities particularly ski areas

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**Point Number** 806.37 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

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

**Summary of Submission** Amend.

3.2.5 Goal ~~Our~~ The values of our distinctive outstanding The goal, objective and policy are protected from the adverse effects of inappropriate development.  
Objective 3.2.5.1 ~~Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from~~ Subdivision, use and development is undertaken in a manner which avoids, remedies or mitigates adverse effects on outstanding natural landscape values.  
Policies 3.2.5.1.1 Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and ~~protect them from the~~ avoid, remedy or mitigate the adverse effects of inappropriate subdivision and development.

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**Point Number** 806.38 **Provision:** 57-3Strategic Direction > 59-

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

**Summary of Submission**

Amend.

Amend Objective 3.2.5.2 and Policy 3.2.5.2.1 to reduce inconsistency in terms, and to better reflect the terminology used in the Act.

Provide greater clarity as to the relationship between rural landscape classification and outstanding natural landscapes.

Amend objectives and policies to recognise that it is not only those areas that are located within the UGBs that have the potential to absorb change. Remove inconsistent use of terms. Incorporate Objective 3.2.5.3 as a policy under Objective 3.2.5.2.

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**Point Number**

806.39

**Provision:**

57-3Strategic Direction > 59-  
3.2Goals, Objectives and Policies  
> 109-3.2.5Goal 5 > 114-  
3.2.5.3Objective 3 > 115-3.2.5.3.1

**Position:**

Oppose

**Summary of Submission**

Delete Policy 3.2.5.3.1

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**Point Number**

806.40

**Provision:**

57-3Strategic Direction > 59-  
3.2Goals, Objectives and Policies  
> 109-3.2.5Goal 5 > 116-  
3.2.5.4Objective 4

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend Objective 3.2.5.4 and policy 3.2.5.4.1 to provide more effective guidance as to how much development is too much.

Reconsider the order of the objectives and policies so that they relate better to one another.

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**Point Number**

806.41

**Provision:**

57-3Strategic Direction > 59-  
3.2Goals, Objectives and Policies  
> 109-3.2.5Goal 5 > 116-  
3.2.5.4Objective 4 > 118-3.2.5.4.2

**Position:**

Support

**Summary of Submission**

Retain Policy 3.2.5.4.2, recognising the benefits associated with rural living.

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<b>Point Number</b>	806.42	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose/amend.  Either: • delete the objective and policies; or  amend as follows: Objective 3.2.5.5 <del>Recognise that agricultural land use is fundamental to the</del> <u>the importance of character of our the District's landscapes and the need to avoid, remedy or mitigate adverse effects on landscape and visual amenity values.</u> Policies 3.2.5.5.1 <del>Give preference to activities that achieve sustainable land management, recognising the importance of enabling farming activity in rural areas except where it conflicts with significant nature conservation values</del> diversification and positive land management change 3.2.5.5.2 <del>Recognise that the retention of</del> <u>the character of rural areas is often dependent on by supporting the ongoing viability of farming and diversification into tourist and rural lifestyle activities, recognising the importance of enabling that the evolving forms of agricultural land use which may change the landscape, and improve environmental quality are anticipated.</u>		

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<b>Point Number</b>	806.43	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Remove unnecessary repetition. Consider how these provisions link into the objectives and policies for the residential zones, given that it is those zones which are most likely to address the issues of affordable housing.		

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<b>Point Number</b>	806.44	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 123-3.2.6.1Objective 1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the objective and associated policies to remove unnecessary detail and repetition. See submission for further detail.		

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<b>Point Number</b>	806.45	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 130-3.2.6.3Objective 3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain objective 3.2.6.3 and associated policies.		

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<b>Point Number</b>	806.46	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 133-3.2.6.4Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain objective 3.2.6.4 and associated policies.		
<hr/>			
<b>Point Number</b>	806.47	<b>Provision:</b>	2-Part Two - Strategy > 2.1-3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies > 2.1.2.7-3.2.7Goal 7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete objectives 3.2.7.1 and 2.		
<hr/>			

<b>Submitter Number:</b>	807	<b>Submitter:</b>	Remarkables Park Limited
<b>Contact Name:</b>	Jenny Carter	<b>Email:</b>	j.carter@remarkablespark.com
<b>Address:</b>	PO Box 1075, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	807.9	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	RPL requests that the PDP is amended to record that the RPZ is a town centre.		
<hr/>			
<b>Point Number</b>	807.30	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the Strategic Direction Chapter to clarify that it does not apply to the RPZ and acknowledge that the RPZ is an existing town centre.		
<hr/>			
<b>Point Number</b>	807.31	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Oppose

**Summary of Submission** Revise the objectives and policies so that they are effects based and provide a strategic management approach.

---

**Point Number** 807.32 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Oppose

**Summary of Submission** Delete the goal statements to remove confusion as to their status and relationship to objectives and policies.

---

**Point Number** 807.33 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1.

**Position:** Oppose

**Summary of Submission** Amend objective 3.2.1.1 and associated policies so that they recognise the contribution of all commercial areas, in particular the RPZ.

---

**Point Number** 807.34 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1.

**Position:** Oppose

**Summary of Submission** Expressly recognise the contribution that tourism makes to the Queenstown economy.

---

**Point Number** 807.35 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1.

**Position:** Oppose

**Summary of Submission** Delete the word "avoid".

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**Point Number** 807.36 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 65-3.2.1.2Objective 2.

**Position:** Oppose

**Summary of Submission** Amend the objectives and policies to recognise the RPZ as a primary central business area.

---

**Point Number** 807.37 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 65-3.2.1.2Objective 2.

**Position:** Oppose

**Summary of Submission** Amend the objectives and policies to recognise that it is not only the central business areas that provide for tourism and the visitor industry.

---

**Point Number** 807.38 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 65-3.2.1.2Objective 2.

**Position:** Oppose

**Summary of Submission** Delete the word "avoid".

---

**Point Number** 807.39 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3.

**Position:** Support

**Summary of Submission** Retain Objective 3.2.1.3 and associated policies.

---

**Point Number** 807.40 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3. > 70-3.2.1.3.1.

**Position:** Oppose

**Summary of Submission** Amend policy 3.2.1.3.1 so that it recognises that the policy provisions should enable diversification and a wide variety of activities, not just limited by the zone in which they are located, but managed by the effects that they may have.

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**Point Number** 807.41 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4

**Position:** Oppose



**Summary of Submission** Amend the objectives and policies to incorporate the set of objectives and policies that promote diversification District wide OR amend Objective 3.2.1.4 to read  
~~3.2.1.4 Recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests. for diversification from traditional land uses, and the benefit of increasing economic value through diversification, while avoiding, remedying or mitigating any potential adverse effects on the environment.~~

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**Point Number** 807.42 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 73-3.2.1.5Objective 5

**Position:** Oppose

**Summary of Submission** Amend objective 3.2.1.5 to read:  
~~3.2.1.5 Maintain and promote the efficient operation of the District's Provide and maintain infrastructure that supports the existing and future community, ensuring that infrastructure provision is efficient and is provided in time to adequately service current and future development. development including designated Airports, key roading and communication technology networks.~~

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**Point Number** 807.43 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2

**Position:** Oppose

**Summary of Submission** Acknowledge that some urban development outside the urban growth boundary may occur

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**Point Number** 807.44 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1

**Position:** Oppose

**Summary of Submission** Amend Objective 3.2.2.1 to read  
~~Ensure-Enable urban development occurs in a logical manner: that it~~  
~~• to promote a achieves a compact, well designed and integrated urban form;~~  
~~• to manage the cost of Council infrastructure; and~~  
~~• to protect the District's rural landscapes from is appropriately located sporadic and sprawling development.~~

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**Point Number** 807.45 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 76-3.2.2.1.1

**Position:** Oppose

**Summary of Submission**

Delete the words in the Wakatipu Basin (including Jack's Point), Arrowtown".

---

**Point Number**

807.46

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 77-3.2.2.1.2

**Position:**

Oppose

**Summary of Submission**

Either delete the policy or amend it to provide for limited and carefully managed opportunities for urban development outside the urban growth boundary.

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**Point Number**

807.47

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 78-3.2.2.1.3

**Position:**

Oppose

**Summary of Submission**

Delete policy 3.2.2. 1.3

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**Point Number**

807.48

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 79-3.2.2.1.4

**Position:**

Oppose

**Summary of Submission**

Amend the policy to read:  
Encourage a higher density of residential development in locations close to commercial and mixed use zones and within greenfield areas where new infrastructure has the capacity to service such development. ~~town centres, local shopping zones, activity centres, public transport routes and non vehicular trails~~

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**Point Number**

807.49

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 80-3.2.2.1.5

**Position:**

Oppose

**Summary of Submission**

Delete Policy 3. 2. 2. 1. 5.

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**Point Number**

807.50

**Provision:**

57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 75-3.2.2.1Objective 1 > 81-3.2.2.1.6

**Position:** Oppose

**Summary of Submission** Delete policy 3.2.2.1.6

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**Point Number** 807.51 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3

**Position:** Oppose

**Summary of Submission** Delete Goal 3. 2. 3 and associated objectives and policies.

---

**Point Number** 807.52 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4

**Position:** Oppose

**Summary of Submission** Delete the objectives and policies and rely on section 33, which provides specifically for this topic at a district wide level. Should the provisions be retained, ensure that policies do not read as directive methods, and the terms "avoid" or "protect" need to be deleted or qualified.

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**Point Number** 807.53 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 103-3.2.4.6Objective 6 > 104-3.2.4.6.1

**Position:** Oppose

**Summary of Submission** Amend policy 3.2.4.6.1 to read:  
~~That Ensure that subdivision and I or development he-adopts best practice, be-adopts best practice, so that and is designed so as to avoid, remedy or mitigate~~ adverse effects on the water quality of lakes, rivers and wetlands in the District.

---

**Point Number** 807.54 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 105-3.2.4.7Objective 7

**Position:** Oppose

**Summary of Submission** Amend objective and policy to read:  
~~Objective 3.2.4. 7 Facilitate~~ Recognise and provide for public access to the natural environment.  
~~Policies 3.2.4.7.1 Opportunities to provide~~ Support a range of public access opportunities and linkages between the built environment ~~to and~~ the natural environment ~~are sought~~ at the time of plan change, subdivision or development.

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<b>Point Number</b>	807.55	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 107-3.2.4.8Objective 8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete objective 3.2.4.8 and Policy 3.2.4.8.1 OR Amend objective 3.2.4.8 and Policy 3. 2. 4. 8. 1 as follows:  Objective 3.2.4.8 <del>Respond positively to</del> <u>Recognise and provide for the potential effects of Climate Change.</u>  Policy 3.2.4.8.1 <del>Concentrate development within existing urban areas, promoting</del> <u>Encourage higher density development in greenfield locations that enable the creation of live-work environments, reducing travel demands, and provision of new and efficient infrastructure.</u>  Policy 3.2.4.8.2 Where practicable encourage the provision of alternative transportation modes that <del>is are more</del> energy efficient and supports public transport, <del>to limit increases in greenhouse gas emissions in the District.</del>  Policy 3.2.4.8.3 <u>Recognise and support initiatives that help to create resilience to the potential impacts of climate change and how it might impact on tourism activities, particularly ski areas.</u>		

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<b>Point Number</b>	807.56	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the goal, objective and policy to read: 3.2.5 Goal - <del>Our</del> <u>The values of</u> our distinctive landscapes are protected from inappropriate development. Objective 3.2.5.1 <del>Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from</del> Subdivision, use and development <u>is undertaken in a manner which avoids, remedies or mitigates adverse effects on landscape values.</u> Policies 3.2.5.1.1 Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and <del>protect them from the</del> <u>avoid, remedy or mitigate the</u> adverse effects of subdivision and development.		

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<b>Point Number</b>	807.57	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Objective 3.2.5.2 and Policy 3.2.5.2.1 to better reflect the terminology used in the Act and to provide greater clarity as to the relationship between rural landscape classification and outstanding natural landscapes.		

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<b>Point Number</b>	807.58	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend objectives and policies to recognise that it is not only those areas that are located within the UGB's that have the potential to absorb change. Remove inconsistent use of terms.</p> <p>Delete Policy 3.2.5.3.1. Incorporate Objective 3.2.5.3 as a policy under Objective 3.2.5.2.</p>		
<b>Point Number</b>	807.59	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 116-3.2.5.4Objective 4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Objective 3.2.5.4 by deleting the word "finite".</p> <p>Retain Policies 3.2.5.4.1 and 3.2.5.4.2 which recognise the benefits associated with rural living.</p>		
<b>Point Number</b>	807.60	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Delete the objective and policies, or amend them to recognise that a variety of activities can contribute to rural character and achieve good environmental outcomes.</p>		
<b>Point Number</b>	807.61	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Delete section 3. 2. 6 or significantly reduce the number of objectives and policies.</p>		
<b>Point Number</b>	807.62	<b>Provision:</b>	2-Part Two - Strategy > 2.1-3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies > 2.1.2.7-3.2.7Goal 7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Delete section 3.2.7.</p>		

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<b>Submitter Number:</b>	808	<b>Submitter:</b>	Shotover Park Limited
<b>Contact Name:</b>	Jenny Carter	<b>Email:</b>	j.carter@remarkablespark.com
<b>Address:</b>	PO Box 1075, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	808.1	<b>Provision:</b>	57-3Strategic Direction
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Chapter 3 not apply to SPL's land - specifically Lots 22 and 23, DP 488377.

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<b>Point Number</b>	808.2	<b>Provision:</b>	57-3Strategic Direction
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Alternate relief:

Chapter 3 expressly provide for or acknowledge the potential for non-industrial activities on SPL's land - specifically Lots 22 and 23, DP 488377.

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<b>Point Number</b>	808.3	<b>Provision:</b>	57-3Strategic Direction
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Any consequential or alternative relief required to give effect to the matters raised in this submission.

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<b>Submitter Number:</b>	809	<b>Submitter:</b>	Queenstown Lakes District Council
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<b>Contact Name:</b>	Stephen Quin	<b>Email:</b>	Stephen.Quin@qldc.govt.nz
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<b>Address:</b>	Private Bag 50072, Queenstown, New Zealand, 9348		
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<b>Point Number</b>	809.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Objective 3.2.5.1 change to – Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features including Indigenous Flora and Fauna from subdivision, use and development		

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<b>Submitter Number:</b>	810	<b>Submitter:</b>	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua
<b>Contact Name:</b>	Tim Vial	<b>Email:</b>	tim@kolkold.co.nz
<b>Address:</b>	PO Box 446, Dunedin, New Zealand, 9054		

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<b>Point Number</b>	810.3	<b>Provision:</b>	57-3Strategic Direction > 58-3.1Purpose
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amendment to the Manawhenua Bullet Point: Distinctive <del>Ngai Tahu</del> <u>Manawhenua</u> values, rights and interests.		

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<b>Point Number</b>	810.4	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Objective 3.2.1.4 Recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and <del>Ngai Tahu</del> <u>Manawhenua</u> values, rights and interests.		

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<b>Point Number</b>	810.5	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3 > 90-3.2.3.2Objective 2 > 91-3.2.3.2.1
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**Position:** Not Stated

**Summary of Submission** Amend Policy 3.2.3.2.1:

Identify heritage items and wahi tupuna, and ensure they are protected from inappropriate development.

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**Point Number** 810.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4

**Position:** Not Stated

**Summary of Submission** The protection of the life supporting capacity of the natural environment and ecosystems is strongly supported.

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**Point Number** 810.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

**Position:** Not Stated

**Summary of Submission** Add a new objective and policy to this goal:

Objective: Protect wahi tupuna from subdivision, use and development.

Policy: Identify the district's wahi tupuna on the District Plan maps, and protect them from the adverse effects of subdivision and development.

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**Point Number** 810.8 **Provision:** 2-Part Two - Strategy > 2.1-3Strategic Direction > 2.1.2-3.2Goals, Objectives and Policies > 2.1.2.7-3.2.7Goal 7

**Position:** Not Stated

**Summary of Submission** **Council will act in accordance with the principles of the Treaty of Waitangi and in partnership with Ngai Tahu Manawhenua.**

Replace all references to 'Ngai Tahu' in this goal with ' Manawhenua'

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**Submitter Number:** 836

**Submitter:** Warwick Goldsmith

**Contact Name:**

**Email:** warwick.goldsmith@andersonlloyd.co.nz

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



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**Point Number** 836.15 **Provision:** 57-3Strategic Direction

**Position:** Not Stated

**Summary of Submission** Recreation - 3.2 Goals, Objectives and Policies - 3.2.4 Goal - 3.2.4.7 Public Access

Issue:

(a) Chapter 3 does not contain any high level Goal, Objective or Policy relating to recreation. This is inappropriate in a district where recreation is so important to residents and visitors. Objective 3.2.4.7 goes part of the way by referring to facilitating public access to the natural environment, but that Objective (and the related Policy 3.4.2.7.1) is arguably inconsistent with Goal 3.2.4 which is "The protection of our natural environment and ecosystems" because facilitating public access probably does the opposite.

Relief Requested:

(b) Amend Chapter 3 to appropriately provide a high level direction in relation to recreation. That could be achieved by:

(i) Amending Goal 3.2.4 to read "The protection and enjoyment of our natural environment and ecosystems".

(ii) Amending Objective 3.4.2.7 to read: "Facilitate public access to the natural environment and to recreation opportunities".

(iii) Amend Policy 3.2.4.7.1 to read: "Opportunities to provide public access to the natural environment and to recreation are sought at the time of plan changes, subdivision or development".

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**Submitter Number:** 854 **Submitter:** Slopehill Properties Limited

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

**Address:** New Zealand, 0

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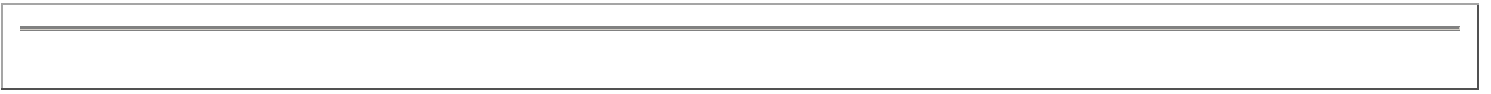
**Point Number** 854.4 **Provision:** 57-3Strategic Direction

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

**Summary of Submission** Insert new objective or policy to enable residential units to be constructed outside, and in addition to, approved residential building platforms where the primary use of the increased density is to accommodate family.

Suggested wording is:

*Provide for increased residential density, including residential units outside approved building platforms in rural areas, that enables family members to live together on the same site or near each other.*



## Chapter 4 – Urban Development

<b>Submitter Number:</b>	10	<b>Submitter:</b>	Elizabeth Hanan
<b>Contact Name:</b>		<b>Email:</b>	ehanan@xtra.co.nz
<b>Address:</b>	159 Highgate, DUNEDIN, New Zealand, 9010		
<hr/>			
<b>Point Number</b>	10.6	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Arrowtown Village boundary determined by PC30 is to be respected and no further erosion of the rural land beyond by subdivision or affordable housing. The village ambience must be retained for quality of living , heritage values protected and a place for all generations to enjoy - a place to live. Low lighting to protect the night sky and a designated area for business owners to park allowing parks for visitors and shoppers.		
<hr/>			

<b>Submitter Number:</b>	18	<b>Submitter:</b>	John Murray Hanan
<b>Contact Name:</b>		<b>Email:</b>	jmhanan@xtra.co.nz
<b>Address:</b>	159 Highgate, Dunedin, New Zealand, 9010		
<hr/>			
<b>Point Number</b>	18.1	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirmation of urban growth boundaries and preventing expansion of growth into rural land.		
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<b>Point Number</b>	18.2	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirmation of the Arrowtown urban growth boundary and preventing expansion of growth into rural land.		

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

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<b>Point Number</b>	19.3	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions		

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<b>Submitter Number:</b>	20	<b>Submitter:</b>	Aaron Cowie
<b>Contact Name:</b>		<b>Email:</b>	aaron_learmington@hotmail.com
<b>Address:</b>	New Zealand, 0000		

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<b>Point Number</b>	20.5	<b>Provision:</b>	11-4 Urban Development
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

- Increased building heights and density, especially near Queenstown centre. 4-5 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

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<b>Point Number</b>	21.30	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Supports the provisions.
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<b>Point Number</b>	21.31	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2.
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Supports the provisions.
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<b>Point Number</b>	21.32	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Supports the provisions.
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<b>Point Number</b>	21.33	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Supports the provisions.
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<b>Point Number</b>	21.34	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Supports the provisions.
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<b>Point Number</b>	21.35	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5
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<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the Provisions.		
<hr/>			
<b>Point Number</b>	21.36	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the Provisions.		
<hr/>			

<b>Submitter Number:</b>	69	<b>Submitter:</b>	Terence Hetherington
<b>Contact Name:</b>		<b>Email:</b>	carin.terry@gmail.com
<b>Address:</b>	30 Rockhaven, Albert Town, Wanaka, New Zealand, 9305		
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<b>Point Number</b>	69.2	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	supports the proposed Wanaka Urban growth boundary and this should be the absolute limit of the Urban growth boundary for Wanaka and Albertown		
<hr/>			
<b>Point Number</b>	69.3	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6 > 47-4.2.6.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the Wanaka urban growth boundary be accepted with a change to the wording on 4.2.6.2 note 7 "Rural land outside of the urban boundary is not develop, irrespective of demand		
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<b>Submitter Number:</b>	72	<b>Submitter:</b>	Kelvin Peninsula Community Association
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**Contact Name:** Phillipa Cook **Email:** talk2kpca@gmail.com

**Address:** 6A Oregon Drive, Kelvin Heights, Queenstown, New Zealand, 9300

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**Point Number** 72.3 **Provision:** 11-4 Urban Development

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

**Summary of Submission** Supports urban growth boundary concept.

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**Submitter Number:** 86 **Submitter:** Jeff Aldridge

**Contact Name:** **Email:** jefftv@queenstown.co.nz

**Address:** 34 Quarry Place, Lake Hayes Estate, Queenstown, 9304

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**Point Number** 86.2 **Provision:** 11-4 Urban Development

**Position:** Support

**Summary of Submission** Supports the provisions

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**Point Number** 86.3 **Provision:** 11-4 Urban Development

**Position:** Support

**Summary of Submission** Supports the provisions

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**Point Number** 86.4 **Provision:** 11-4 Urban Development

**Position:** Support

**Summary of Submission** Supports the provisions

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<b>Point Number</b>	86.5	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions		

<b>Submitter Number:</b>	88	<b>Submitter:</b>	Queenstown Lakes Community Housing Trust
<b>Contact Name:</b>	Julie Scott	<b>Email:</b>	julie@qlcht.org.nz
<b>Address:</b>	PO Box 1748, Queenstown, Queenstown, New Zealand, 9300		

<b>Point Number</b>	88.1	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	1. That the land located at Jopp Street, Arrowtown should be included within the Arrowtown Urban Growth Boundary.  2. QLCHT supports changes for increased medium density in all proposed areas of Queenstown, Wanaka and Arrowtown.		

<b>Point Number</b>	88.3	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	1. That the land located at Jopp Street, Arrowtown should be included within the Arrowtown Urban Growth Boundary.		

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

<b>Point Number</b>	91.2	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the urban growth boundary for Wanaka to include Lot 99 DP445766 and Lot 3 DP374697, being the land located between the Plan Change 46 site and Orchard Road and located on Planning Map 18.		

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<b>Submitter Number:</b>	115	<b>Submitter:</b>	Florence Micoud
<b>Contact Name:</b>		<b>Email:</b>	florencemicoud@gmail.com
<b>Address:</b>	57 Kennedy Crescent, Wanaka, New Zealand, 9305		

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<b>Point Number</b>	115.3	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	To control oversized buildings and wasteful use of land the maximum size of a building/dwelling should be managed (except in high density area) so that it does not exceed 30% of the area, 20% must be planted with native plants and 10% must be planted with edible plants or cultivated as an edible garden.		

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<b>Submitter Number:</b>	117	<b>Submitter:</b>	Maggie Lawton
<b>Contact Name:</b>		<b>Email:</b>	maggie@futurebydesign.co.nz
<b>Address:</b>	3 Maggies Way, Wanaka, New Zealand, 9305		

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<b>Point Number</b>	117.37	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	4.2.1 Add that infrastructure development needs to be sized for all foreseeable growth that it will need to service or be able to be adapted as demand requires		

4.2.2 Communicating urban growth boundaries and zoning and what that means for people buying sections/land needs to be clearer.

4.2.2.5 While urban growth boundaries will need to be reviewed the zones within them shouldn't be.

4.2.3 Somewhere within this clause it could be stated that development should allow for people living in in low, medium and high density residential zones should be within a given distance to key amenities.

4.2.6 The Wanaka Map should be updated to reflect what is there.

4.2.6.2 Ensure that the land is zoned so that it is clear where greenfield and in-fill development will occur.

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<b>Submitter Number:</b>	145	<b>Submitter:</b>	Upper Clutha Environmental Society (Inc)
<b>Contact Name:</b>	Julian Haworth	<b>Email:</b>	uces@xtra.co.nz
<b>Address:</b>	245 Hawea Back Road, Wanaka, New Zealand, 9382		

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<b>Point Number</b>	145.29	<b>Provision:</b>	11-4 Urban Development
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The Urban Growth Boundaries are included on maps in the District Plan and by means of changing the existing policy 4.2.5.6 in the Operative District Plan to include Proposed District Plan policy 3.2.5.3.1 and Proposed District Plan policy 6.3.1.7 to read:

**4.2.5.6 Urban Development**

(a) Direct urban development to be within Urban Growth Boundaries (UGB) where these apply, or within the existing rural townships.

(b) When locating urban growth boundaries or extending urban settlements through plan changes, avoid impinging on Outstanding Natural Landscapes or Outstanding Natural Features and minimise disruption to the values derived from open rural landscapes

(ca) To avoid new urban development in the outstanding natural landscapes ~~of Wakatipu basin~~ of the district.

(b) To discourage urban subdivision and development in ~~the other outstanding natural landscapes (and features) and in the visual amenity landscapes~~ Rural Landscape of the district.

(de) To avoid remedy and mitigate the adverse effects of urban subdivision and development where it does occur in the other outstanding natural landscapes of the district by:

- maintaining the open character of those outstanding natural landscapes which are open at the

date this plan becomes operative;

- ensuring that the subdivision and development does not sprawl along roads.

(ed) To avoid remedy and mitigate the adverse effects of urban subdivision and development in visual amenity landscapes by avoiding sprawling subdivision and development along roads.

Changes have also been made to this policy to reflect the Society's position that seeks a single Outstanding Natural Landscape landscape category that applies across the whole District.

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<b>Submitter Number:</b>	172	<b>Submitter:</b>	Peter Roberts
<b>Contact Name:</b>		<b>Email:</b>	pharmas@xtra.co.nz
<b>Address:</b>	5 Chartres Lane, Arrowtown, New Zealand, 9302		

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<b>Point Number</b>	172.1	<b>Provision:</b>	11-4 Urban Development
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Council reaffirm the Arrowtown Growth Boundary as it is currently constituted.

Council suspend the introduction of terrace housing until agreement is reached with the Arrowtown community as to whether it is desirable, and if so what special design features would be needed to safeguard the town's character, heritage and appeal.

Council needs to acknowledge that modest infill has been part of Arrowtown's past and moderate infill is part of its future. Council has to realise that Arrowtown needs to be sensitively guided into increased infill. If all the Council's proposed district plan changes are adopted are aggressively forced onto Arrowtown, the fabric of the town and its heritage is likely to be severely damaged. In this case the community is likely to become increasingly hostile to what they see as yet another example of QLDC heavy handedness towards the town.

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<b>Submitter Number:</b>	180	<b>Submitter:</b>	Nigel Ker
<b>Contact Name:</b>		<b>Email:</b>	consultnigel@gmail.com
<b>Address:</b>	96 Cotter Ave, Arrowtown, New Zealand, 9300		

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<b>Point Number</b>	180.3	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That Arrowtown boundaries be extended to natural boundary features being McDonnell Rd, Arrowtown Golf Course, Arrow River, and Malaghans Road.		

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<b>Submitter Number:</b>	187	<b>Submitter:</b>	Nicholas Kiddle
<b>Contact Name:</b>		<b>Email:</b>	nikkiddle@yahoo.com
<b>Address:</b>	249 Frankton Road, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	187.2	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports 4.2 (Objectives and Policies) generally. Allow higher density (especially high rise) commercial development.		

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<b>Point Number</b>	187.10	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 17-4.2.1.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports 4.2 (Objectives and Policies) generally. Allow higher density (especially high rise) commercial development.		

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<b>Submitter Number:</b>	189	<b>Submitter:</b>	Anne Gormack
<b>Contact Name:</b>		<b>Email:</b>	agormack@xtra.co.nz
<b>Address:</b>	18 Stafford Street, Arrowtown, New Zealand, 9302		

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<b>Point Number</b>	189.2	<b>Provision:</b>	11-4 Urban Development > 13-4.2
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** That Arrowtown becomes a completely separate zone area with strong protection, so as to retain it as a Living Historical Village.

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**Submitter Number:** 197

**Submitter:** Jeffrey Hylton

**Contact Name:**

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

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

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**Point Number** 197.20

**Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1

**Position:** Support

**Summary of Submission** Supports the provisions generally but town needs height restrictions that dont make it look like the gold coast and protect against shadowing effects

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**Submitter Number:** 199

**Submitter:** Craig Douglas

**Contact Name:**

**Email:** cg.douglas@xtra.co.nz

**Address:** Unknown, Arrowtown, Arrowtown, New Zealand, 9302

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**Point Number** 199.21

**Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5

**Position:** Oppose

**Summary of Submission** Opposes the Medium Density Zone in Arrowtown. Other proposals should be considered including extending the Arrowtown UGB.

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<b>Submitter Number:</b>	205	<b>Submitter:</b>	J E Boyer
<b>Contact Name:</b>		<b>Email:</b>	liz.boyer@mgtservices.co.nz
<b>Address:</b>	22 Advance Terrace, Arrowtown, New Zealand, 9302		
<hr/>			
<b>Point Number</b>	205.1	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<ol style="list-style-type: none"> <li>1. No boundary change to Arrowtown.</li> <li>2. Adjust 400 new dwelling within town boundary to a much lower level.</li> </ol>		
<hr/>			

<b>Submitter Number:</b>	208	<b>Submitter:</b>	Pounamu Body Corporate Committee
<b>Contact Name:</b>	Rebecca Wolt	<b>Email:</b>	rebecca.wolt@laneneave.co.nz
<b>Address:</b>	PO Box 701, Queenstown, New Zealand, 9384		
<hr/>			
<b>Point Number</b>	208.32	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 17-4.2.1.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend as follows:  <i>Encourage a higher density of residential development in locations that have convenient access to public transport routes, cycleways or are in close proximity to community and education facilities <u>provided adverse effects can be avoided, remedied, or mitigated.</u></i></p>		
<hr/>			
<b>Point Number</b>	208.33	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 30-4.2.3.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend as follows:  <i>Enable an increased density of residential development in close proximity to town centres, public transport routes, community and education facilities, <u>provided adverse effects can be avoided.</u></i></p>		

remedied, or mitigated.

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**Point Number** 208.34 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 39-4.2.4.2

**Position:** Oppose

**Summary of Submission** Amend as follows:  
*Ensure that development within the Queenstown Urban Growth Boundary:*

- *Provides a diverse supply of residential development to cater for the needs of residents and visitors*
- *Provides increased density in locations close to key public transport routes and with convenient access to the Queenstown Town Centre provided adverse effects can be avoided, remedied, or mitigated*
- *Provides an urban form that is sympathetic to the character of the surrounding area, the natural setting and enhances the quality of the built environment*
- *Provides infill development as a means to address future housing demand provided adverse effects can be avoided, remedied, or mitigated*
- *Provides a range of urban land uses that cater for the foreseeable needs of the community*
- *Maximises the efficiency of existing infrastructure networks and avoids expansion of networks before it is needed for urban development*
- *Supports the coordinated planning for transport, public open space, walkways and cycleways and community facilities*
- *Does not diminish the qualities of significant landscape features*

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**Submitter Number:** 221 **Submitter:** Susan Cleaver

**Contact Name:** **Email:** suecleaver2000@gmail.com

**Address:** 23 Nairn Street, Arrowtown, 9302

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**Point Number** 221.7 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5

**Position:** Support

**Summary of Submission** That Medium density in Arrowtown be removed and reduced to Low Density and that the Urban boundary for Arrowtown is extended to include the area south of Arrowtown, up to the Arrowtown golf course.

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**Submitter Number:** 238      **Submitter:** NZIA Southern and Architecture + Women Southern  
**Contact Name:** NZIA and Architecture+Women Southern Southern      **Email:** nortyqt@xtra.co.nz  
**Address:** 486, queenstown, Queenstown, New Zealand, 9348

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**Point Number** 238.2      **Provision:** 11-4 Urban Development

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

**Summary of Submission** Supports provisions with proposed rewording as below:

...the District relies, in large part for its social and economic well being on the quality of the landscape, open spaces ,**ecological responsiveness, and quality of the built environment.**~~If not properly controlled, urban growth can result in adverse effects on the quality of the built environment, with flow on effects to the impression and enjoyment of the district by residents and visitors.~~

If not properly controlled....increased density to contribute to a more compact and connected urban form **that has legibility ,enhances identity and allows for diversity and adaptability**

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**Point Number** 238.12      **Provision:** 11-4 Urban Development > 12-4.1 Purpose

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

**Summary of Submission** Supports provisions with proposed rewording as below:

...the District relies, in large part for its social and economic well being on the quality of the landscape, open spaces ,**ecological responsiveness, and quality of the built environment.**~~If not properly controlled, urban growth can result in adverse effects on the quality of the built environment, with flow on effects to the impression and enjoyment of the district by residents and visitors.~~

If not properly controlled....increased density to contribute to a more compact and connected urban form **that has legibility ,enhances identity and allows for diversity and adaptability.**

-

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**Point Number** 238.16      **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 15-4.2.1.1

**Position:** Oppose

**Summary of Submission** Suggested rewording of Policy 4.2.1.1 as below:

4.2.1.1  
Land within and adjacent to major urban settlements will provide the focus for urban

development. with a lesser extent accommodated within the smaller rural townships.  
(unnecessary explanation)

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**Point Number** 238.17 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 16-4.2.1.2

**Position:** Oppose

**Summary of Submission** Suggests deletion as below

~~4.2.1.  
2Urban development is integrated with existing public infrastructure, and is designed and located in a manner consistent with the capacity of existing networks~~

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**Point Number** 238.18 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 17-4.2.1.3

**Position:** Support

**Summary of Submission** supports the provision

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**Point Number** 238.19 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 18-4.2.1.4

**Position:** Support

**Summary of Submission** supports the provision

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**Point Number** 238.20 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 19-4.2.1.5

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

**Summary of Submission** Supports in part. Suggested rewording below:

4.2.1.5  
~~Urban development is contained within or immediately adjacent to existing settlements.~~

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**Point Number** 238.21 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1

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

**Summary of Submission** Supports in part. Requests suggested rewording below, or entire deletion of policy as it is covered in the Strategic Direction:

4.2.1.6  
 Avoid sporadic urban development that would adversely affect the natural environment, rural amenity or landscape values; or compromise the viability of a nearby township

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**Point Number** 238.22 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 21-4.2.1.7

**Position:** Support

**Summary of Submission** supports the provision.

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**Point Number** 238.23 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2.

**Position:** Support

**Summary of Submission** supports the provision

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**Point Number** 238.24 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2. > 24-4.2.2.2

**Position:** Support

**Summary of Submission** supports the provision

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**Point Number** 238.25 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2. > 25-4.2.2.3

**Position:** Support

**Summary of Submission** Supports the provision

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**Point Number** 238.26 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2

**Position:** Support

**Summary of Submission** supports the provision

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**Point Number** 238.27 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3

**Position:** Support

**Summary of Submission** supports the provision

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**Point Number** 238.28 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 29-4.2.3.1

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

**Summary of Submission** Supports in part. Questions meaning of bullet point 4.

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**Point Number** 238.29 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2. > 25-4.2.2.3

**Position:** Support

**Summary of Submission** supports the provision

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**Point Number** 238.30 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 31-4.2.3.3

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

**Summary of Submission** Do not understand. Seek clarification of this point

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**Point Number** 238.31 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 32-4.2.3.4

**Position:** Support

**Summary of Submission** supports the provision

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**Point Number** 238.32 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 33-4.2.3.5

**Position:** Support

**Summary of Submission** supports the provision

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**Point Number** 238.33 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 34-4.2.3.6

**Position:** Support

**Summary of Submission** supports the provision

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**Point Number** 238.34 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 35-4.2.3.7

**Position:** Oppose

**Summary of Submission** Requests deletion of this policy in its entirety

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**Point Number** 238.35 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 36-4.2.3.8

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

**Summary of Submission** supports the policy in part,

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**Point Number** 238.36 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4

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

**Summary of Submission** Supports the location of the Queenstown Urban Growth Boundary in part. Requests greater recognition of Frankton as another separate township with improved opportunities as a mixed use and commercial business location. Encouraging, high end retail, a hospitality precinct, direct links by gondola to the local ski field and a diverse mix of both local and visitor accommodation.

Supports the wording of Objective 4.2.4 with suggested rewording as below:

~~Manage~~ Confine the scale and location of urban growth in to the Queenstown urban growth boundary.

---

**Point Number** 238.37 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 39-4.2.4.2

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

**Summary of Submission** Supports in part, with suggested rewording to the policy as below:

- **Achieves a high quality urban environment responsive to the context of its surroundings.**
- **Is respectful of view shafts**
- **enhances and promotes the significant landscape feature of Horne creek through Gorge road mixed use area and the town centre**
- **does not diminish the quality of other significant landscape features**
- provides infill development as a means to address future housing demand
- provides a range of urban land uses that cater for the foreseeable needs of the community

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**Point Number** 238.38 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 38-4.2.4.1

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

**Summary of Submission** Supports with suggested changes to the wording of the policy to give own identities to Frankton and Queenstown Waterfront.

- the role of Queenstown **Waterfront** town centre as a **the** key tourism, **cultural and local government** employment hub is strengthened.
- **the emergence of Frankton as a separate township with a distinctive identity is supported by community facilities while recognising the pivotal role of the airport in its current position.**

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**Point Number** 238.39 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 40-4.2.4.3.

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

**Summary of Submission** Supports the policy in part. Requests consideration as to whether is it too strong in favour of Airport.

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<b>Point Number</b>	238.88	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support additional density within urban growth boundary. States that residential developments adjacent or just outside the Urban Growth Boundary of Arrowtown will erode the character of Arrowtown and undermine the value of establishing a growth boundary.		

<b>Submitter Number:</b>	244	<b>Submitter:</b>	Tania Flight
<b>Contact Name:</b>		<b>Email:</b>	taniamflight@gmail.com
<b>Address:</b>	112 Mooney RD, 9371		
<b>Point Number</b>	244.2	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	No medium density in Arrowtown. Instead, a southern boundary extension to cater for approximately 200 new houses released in stages as demand requires.		

<b>Submitter Number:</b>	249	<b>Submitter:</b>	Willowridge Developments Limited
<b>Contact Name:</b>	Alison Devlin	<b>Email:</b>	alison@willowridge.co.nz
<b>Address:</b>	PO Box 170, Dunedin, New Zealand, 9054		
<b>Point Number</b>	249.8	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Include Lot 3 DP17123 within the Wanaka Urban Growth Boundary as shown on Attachment A attached to submission.		

**Submitter Number:** 257 **Submitter:** Louise Shackleton  
**Contact Name:** **Email:** louise.shackleton@icloud.com  
**Address:** 436 Slopehill Road, RD 1, Queenstown, 9371

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**Point Number** 257.2 **Provision:** 11-4 Urban Development

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

**Summary of Submission** See submission 257.1.

The rural areas around Arrowtown and Queenstown should be protected with no medium or high density housing allowed. The area is of outstanding beauty and any extra housing developments, where the land size is below 1 acre, required by the government or any developer, should be kept either in the existing towns or as an extension to existing town boundaries.

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

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**Point Number** 265.7 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5

**Position:** Oppose

**Summary of Submission** Opposes the Medium density in Arrowtown. Supports the growth of the urban boundary.

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**Submitter Number:** 269 **Submitter:** David Barton  
**Contact Name:** **Email:** david@tuibiz.com



**Address:** PO Box 32-502, Devonport, Auckland, New Zealand, 0624

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**Point Number** 269.1 **Provision:** 11-4 Urban Development

**Position:** Support

**Summary of Submission** Support Chapter 4.

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**Submitter Number:** 271 **Submitter:** Board of Airline Representatives of New Zealand (BARNZ)

**Contact Name:** John Beckett **Email:** john@barnz.org.nz

**Address:** Level 12, 120 Albert Street, PO Box 2779, Auckland, New Zealand, 1140

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**Point Number** 271.6 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 16-4.2.1.2

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

**Summary of Submission** Add the words 'which avoids reverse sensitivity effects on significant infrastructure' to the end of policy 4.2.1.2.

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**Point Number** 271.7 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 29-4.2.3.1

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

**Summary of Submission** Add an additional bullet to 4.2.3.1:  
· that development occurs in locations and forms which avoid reverse sensitivity effects on significant infrastructure.

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**Point Number** 271.8 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 36-4.2.3.8

**Position:** Support

**Summary of Submission** Support.

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**Point Number** 271.9 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 39-4.2.4.2

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

**Summary of Submission** Add an additional bullet to 4.2.4.2:

- occurs in locations and forms which avoid reverse sensitivity effects on significant infrastructure.

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**Point Number** 271.10 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 40-4.2.4.3.

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

**Summary of Submission** Amend policy 4.2.4.3 to read:

Protect the Queenstown airport from reverse sensitivity effects, and maintain residential amenity, through:

- prohibiting or limiting the establishment of Activities Sensitive to Aircraft Noise in the Air Noise Boundary or Outer Control Boundary of Queenstown Airport; and
- managing the effects of aircraft noise within critical listening environments of new or altered buildings Between the Air Noise Boundary and the Outer Control Boundary

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**Submitter Number:** 276 **Submitter:** Jane Hazlett

**Contact Name:** **Email:** d.j.hazlett@xtra.co.nz

**Address:** 19 Merioneth Street, Arrowtown, New Zealand, 9302

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**Point Number** 276.3 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5

**Position:** Oppose

**Summary of Submission** Allow the Arrowtown boundary to extend

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**Submitter Number:** 285 **Submitter:** Debbie MacColl  
**Contact Name:** **Email:** deb.maccoll@gmail.com  
**Address:** 74 Jean Robins Drive, RD 1, Queenstown, New Zealand, 9371

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**Point Number** 285.5 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1  
**Position:** Oppose  
**Summary of Submission** Delete chapter 4.2.1 Urban Growth Boundary

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**Point Number** 285.6 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4  
**Position:** Support  
**Summary of Submission** Protect Queenstown Airport and gradually move residential housing away from the boundary.  
Prohibit new development within noise boundary's of the airport.  
Respect the social input the Wakatipu Aero club has put into this community and the level of competency that is provided from this club to the aviation industry both locally and world wide. Provide facilities for this club and General Aviation with in the airport environment both at Queenstown , Wanaka and all other informal airports.

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**Point Number** 285.7 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5  
**Position:** Oppose  
**Summary of Submission** Delete UGB for Arrowtown.

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**Point Number** 285.20 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Requests that this policy provides for projected growth over the next 10, 20-50 years (to identify

the next area of land outside the UGB that future expansion of the town may go); OR

delete urban growth boundary's in there entirety. States that the UGB has been placed around Arrowtown with no room for the town to expand except for infill.

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**Submitter Number:** 317 **Submitter:** Elvene C Lewis

**Contact Name:** **Email:**

**Address:** 19A Nairn Street, Arrowtown, New Zealand, 9302

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**Point Number** 317.2 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5

**Position:** Oppose

**Summary of Submission** Requests that Arrowtown's urban growth boundary be extended due to the urgent need for more housing.

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**Submitter Number:** 322 **Submitter:** Murray Stewart Blennerhassett

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

**Address:** 13 Studholme Rd, PO Box 251, Wanaka, New Zealand, 9343

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**Point Number** 322.6 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6

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

**Summary of Submission** I seek to have the Outer Urban Growth Boundary to extend to the west up to Ruby Island Rd and to include both 'Barn Pinch Farm' and 'Rippon Vineyard' on Mt Aspiring Rd. I would further seek that areas within these properties which may be suitable for either Rural Residential or Rural Lifestyle zoning be identified and zoned appropriately now or else be identified now and deferred for a set time later.

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<b>Submitter Number:</b>	333	<b>Submitter:</b>	Tim Medland
<b>Contact Name:</b>		<b>Email:</b>	tim@aedifice.co.nz
<b>Address:</b>	22 Dublin Street, Queenstown, New Zealand, 9300		
<hr/>			
<b>Point Number</b>	333.2	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rethink the objective.		
<hr/>			

<b>Submitter Number:</b>	335	<b>Submitter:</b>	Nic Blennerhassett
<b>Contact Name:</b>		<b>Email:</b>	nickblen@kinect.co.nz
<b>Address:</b>	P O Box 215, Wanaka, New Zealand, 9343		
<hr/>			
<b>Point Number</b>	335.3	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	General support with addition of a clause in this section and in section 4 that makes it clear the proposed UGB is not a permanent fixture.		
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<b>Submitter Number:</b>	338	<b>Submitter:</b>	Middleton Family Trust
<b>Contact Name:</b>	Nick Geddes	<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	PO Box 553, Queenstown, New Zealand, 9348		
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<b>Point Number</b>	338.4	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Rezone the land on planning map 31 generally located between Lake Johnson and the Shotover River (as shown in Attachment B to the submission and legally described as secs 21, 24, 40, 41, 44, 61 Blk XXI Shotover SD, Sec 93 Blk II Shotover SD, Secs 43- 45, 52-55, 60 Blk II Shotover SD, Pt Sec 47 Blk II Shotover SD, Pt sec 123 &amp; 124 Blk I Shotover SD, and Secs 130-132 Blk I Shotover SD) from Rural to part Low Density Residential and part Rural Residential with provision made to protect escarpment areas. NB: Attachment B shall take precedence over the legal descriptions cited above as it is unclear whether all these sites are affected by the rezoning (copied from Submission Point 338.2); AND</p> <p>Apply an urban growth boundary to the land zoned low density residential, as defined by Attachment B to the submission.</p>		

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

<b>Point Number</b>	378.10	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Supports Objective 4.2.1 and associated Policies 4.2.1.1, Policy 4.2.1.2, Policy 4.2.1.4, Policy 4.2.1.5.</p> <p>Retain Policies 4.2.1.1 to 4.2.1.2 and 4.2.1.4 to 4.2.1.5 as notified and amend objective 4.2.1 as follows</p> <p><i>Objective 4.2.1</i>  <i>Objective - Urban development is coordinated with infrastructure and services and is undertaken in a manner that <u>maintains or enhances</u> <del>protects</del> the environment, rural amenity and outstanding natural landscapes and features.</i></p>		

<b>Point Number</b>	378.11	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 41-4.2.4.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part.		

Amend the policy as follows:

*Policy 4.2.2.4*

*Not all land within Urban Growth Boundaries will be suitable for urban development, such as (but not limited to) land with ecological, heritage or landscape significance; or land subject to natural hazards. The form and location of urban development shall take account of ~~site~~ the specific features or constraints of the site and its ability to absorb development ~~to protect public health and safety.~~*

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**Point Number** 378.12 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3

**Position:** Support

**Summary of Submission** Supports Objective 4.2.3 and associated Policies 4.2.3.1, 4.2.3.4 and 4.2.3.7. Retain as notified.

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**Point Number** 378.13 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6

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

**Summary of Submission** Support in part Objective 4.2.6 and associated Policies 4.2.6.1 and 4.2.6.2. Retain Objective 4.2.6 as notified and amend Policies 4.2.6.1 and 4.2.6.2 as follows:

*Policy 4.2.6.1*

*Limit the spatial growth of Wanaka so that:*

- [...]
- *Ad hoc development of rural land is avoided*
- *The effects of urban development within Outstanding Natural Landscapes and Outstanding Natural Features are appropriately avoided, remedied or mitigated. ~~are protected from encroachment by urban development.~~*

*Policy 4.2.6.2*

*[...] Maintains or enhances ~~Does not diminish~~ the qualities of significant landscape features*

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**Point Number** 378.32 **Provision:** 11-4 Urban Development

**Position:** Not Stated

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

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**Submitter Number:** 380

**Submitter:** Villa delLago

**Contact Name:** Charlotte Mill

**Email:** charlotte.mill@xtra.co.nz

**Address:** 249 Frankton Road, Queenstown, New Zealand, 9300

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**Point Number** 380.1 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1

**Position:** Support

**Summary of Submission** Supports 4.2.1.3.

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**Point Number** 380.2 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2.

**Position:** Support

**Summary of Submission** Supports the provision.

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**Point Number** 380.3 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2.

**Position:** Support

**Summary of Submission** Supports the provision.

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**Point Number** 380.4 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3

**Position:** Support

**Summary of Submission** Notes it is essential that we maintain a compact urban form and avoid urban sprawl at all costs.

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**Point Number** 380.5 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4

**Position:** Support

**Summary of Submission** Supports the provision.

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<b>Point Number</b>	380.6	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision.		
<hr/>			
<b>Point Number</b>	380.7	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision.		
<hr/>			
<b>Point Number</b>	380.8	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision.		
<hr/>			
<b>Point Number</b>	380.59	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 18-4.2.1.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Very important for development to maintain, enhance and develop green belts and open spaces		
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<b>Submitter Number:</b>	383	<b>Submitter:</b>	Queenstown Lakes District Council
<b>Contact Name:</b>	Vanessa van Uden	<b>Email:</b>	mayor@qldc.govt.nz
<b>Address:</b>	Private Bag 50072, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	383.12	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies

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

**Summary of Submission** Add a new Policy 4.2.1.8: "Development, as far as practicable, seeks to protect vegetation, soil, water to ensure ecosystem services are optimised in the urban environment".

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**Submitter Number:** 397 **Submitter:** Peter Marshall

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

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

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**Point Number** 397.1 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6

**Position:** Oppose

**Summary of Submission** Opposes the boundaries of the proposed Urban Growth Boundary for Wanaka as shown on Proposed planning Map 18. OR

If there is to be an Urban Growth Boundary then it needs to be much wider. Specifically the boundary should be redrawn to follow the true right bank of the Clutha River as far as Wanaka airport, and along Mt Barker Road to Cardrona Valley Road at the point where it meets the existing boundary at Studholme Road.

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**Submitter Number:** 412 **Submitter:** Sir Clifford George Skeggs and Marie Eleanor Lady Skeggs

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

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

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**Point Number** 412.1 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6

**Position:** Oppose

**Summary of Submission** Opposes the location of the urban growth boundary in Wanaka and requests that it follow the boundary of the submitter's land (legally described as Lot 1 DP 303207) on the Wanaka-Luggate State Highway

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<b>Submitter Number:</b>	413	<b>Submitter:</b>	Trustees of the Blennerhassett Family Trust
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	P O Box 124, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	413.3	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the location of the urban growth boundary at the western side of Wanaka shown on proposed planning map 18, requests it be amended to follow the Outstanding Natural Landscape Line.		

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<b>Submitter Number:</b>	414	<b>Submitter:</b>	Clark Fortune McDonald & Associates Ltd
<b>Contact Name:</b>	Nick Geddes	<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	PO Box 553, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	414.2	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove the urban growth boundary from the proposed district plan.		

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<b>Submitter Number:</b>	423	<b>Submitter:</b>	Carol Bunn
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**Contact Name:** **Email:** carolbunn.winemaker@gmail.com

**Address:** 23 Nairn Street, Arrowtown, 9302

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**Point Number** 423.8 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5

**Position:** Support

**Summary of Submission** That the medium density zone in Arrowtown be removed and reduced to Low density, and that the urban boundary be extended south.

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**Submitter Number:** 430 **Submitter:** Ayrburn Farm Estate Ltd

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

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

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**Point Number** 430.12 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5

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

**Summary of Submission** As part of the two alternative reliefs seeking an extension of the Waterfall Park Special Zone or a site specific Ayrburn Zone, it is requested that the Arrowtown Urban Growth Boundary ("UGB") be amended by removing the short section of UGB located between Millbrook and Meadow Park/Feeley Hill and extending the Arrowtown UGB so that it encompasses all of the Millbrook Resort Zone, the Waterfall Park Resort Zone, and the new Ayrburn Residential Zone (if applicable) within the Arrowtown UGB.

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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

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**Point Number** 433.40 **Provision:** 11-4 Urban Development

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

**Summary of Submission** Insert the following text into the Purpose section of Chapter 4:

Queenstown Airport is a significant asset to the region. It provides a transportation hub for residents, visitors and business travellers and offers both domestic and international scheduled flights. The Airport also facilitates and supports a number of local tourist and aviation related businesses.

The Airport has been established at its current location in Queenstown since 1936. Since then the Airport has faced pressure from urban development. It is essential that such development is managed in a way that protects the current and future ability of the Airport to operate efficiently. It is also reasonable that noise boundaries are established for aircraft operations at the Airport in order to appropriately mitigate adverse effects on any Activity Sensitive to Aircraft Noise in the surrounding environment.

Being within the township of Frankton, Queenstown Airport has some existing residential neighbours. It is recognised that the anticipated growth in operations at Queenstown Airport will necessitate sound insulation and mechanical ventilation works to Critical Listening Environments within some existing, new or altered buildings in order to mitigate the effects of aircraft noise.

Queenstown Airport Corporation Limited will undertake regular monitoring to ensure that the owners or occupiers of existing buildings containing an Activity Sensitive to Aircraft Noise within the Projected 65 and 60 dB AANC are offered appropriate noise mitigation in accordance with Designation 2.

The noise boundaries are also necessary to ensure new noise sensitive development does not occur in inappropriate locations, and new and alterations and additions to existing buildings are designed to achieve the Indoor Design Sound Level.

Reverse sensitivity effects on Queenstown Airport may arise where Activity Sensitive to Aircraft Noise are established within the Airport's Air Noise Boundary or Outer Control Boundary.

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**Point Number** 433.41 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2.

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

**Summary of Submission** Amend Policy 4.2.2.4 as follows:

**Policy 4.2.2.4**

Not all land within the Urban Growth Boundaries will be suitable for urban development or intensification, such as (but not limited to) land with ecological, heritage or landscape significant; or land subject to natural hazards or within close proximity to airports. The form and allocation of urban development shall take account of site specific features or constraints to protect public health and safety.

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**Point Number** 433.42 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 36-4.2.3.8

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

**Summary of Submission** Retain the policy as notified.

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**Point Number** 433.43 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4

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

**Summary of Submission** Retain the objective as notified, but amend the related policies as set out in the immediately subsequent submission points.

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**Point Number** 433.44 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 40-4.2.4.3.

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

**Summary of Submission** Amend the policy as follows to create two separated policies:

**Policy 4.2.4.3**

*Within existing residential zones, ~~P~~protect Queenstown Airport from reverse sensitivity effects, and maintain residential amenity through managing the effects of aircraft noise within critical listening environments of new or altered buildings within the Air Noise Boundary or Outer Control Boundary.*

And:

**Policy 4.2.4.3**

*Within Rural and Industrial Zones, ~~P~~protect Queenstown Airport from reverse sensitivity effects through preventing the establishment of new activities sensitive to aircraft noise within.*

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**Point Number** 433.45 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 41-4.2.4.4

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

**Summary of Submission** Retain the policy, however relocate it to sit alongside the new objectives and policies that are sought by QAC, as detailed below.

Insert the following new objectives and policies into the Proposed Plan:

**Objective 4.2.X**

*Manage urban growth issues on land in proximity to Queenstown Airport to ensure that the operational capacity and integrity of the Airport is not significantly compromised now or in the future.*

**Policy 4.2.X.1**

To protect the airport from reverse sensitivity effects of Activity-Sensitive to Aircraft Noise.

**Policy 4.2.X.2**

To prohibit all new Activity Sensitive to Aircraft Noise within the Rural, and Industrial Zones located within the Outer Control Boundary at Queenstown Airport and to limit such uses in the Frankton Flats (A) Zone.

**Policy 4.2.X.3**

To prohibit all Residential, Visitor Accommodation and Community Activities within that part of the Remarkables Park Zone within the 2037 60dB Noise Contour at Queenstown Airport.

**Policy 4.2.X.4**

To ensure that Critical Listening Environments of all new and alterations and additions to existing buildings containing Residential, Educational Facilities and Visitor Accommodation in the Remarkables Park Zone in the areas identified in Figure 2 – Airport Measures in the District Planning Maps achieve an Indoor Design Sound Level of 40 dB Ldn, based on the 2037 Noise Contours.

**Policy 4.2.X.5**

To ensure that any Critical Listening Environments of all new and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise located in the existing Residential zones, and the Frankton Flats (A) Zone within the Queenstown Airport Outer Control Boundary are designed and built to achieve an Indoor Design Sound Level of 40 dB Ldn, based on the 2037 Noise Contours.

**Objective 4.2.X**

Maintain and promote the efficient operation of Queenstown Airport and set appropriate noise limits in order to protect airport operations and to manage the adverse effects of aircraft noise on any Activity Sensitive to Aircraft Noise.

**Policies 4.2.X.1**

To ensure appropriate noise boundaries are established and maintained to enable operations at Queenstown Airport to continue and to expand over time.

**Policy 4.2.X.2**

To manage the adverse effects of noise from aircraft on any Activity Sensitive to Aircraft Noise within the airport noise boundaries whilst at the same time providing for the efficient operation of

Queenstown Airport.

**Policy 4.2.X.2**

To manage the adverse effects of noise from Queenstown Airport by conditions in Designation 2 including a requirement for a Noise Management Plan and a Queenstown Airport Liaison Committee.

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<b>Submitter Number:</b>	434	<b>Submitter:</b>	Bruce Grant
<b>Contact Name:</b>		<b>Email:</b>	lmconsultingnz@gmail.com
<b>Address:</b>	Unknown, Frankton, 9300		

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<b>Point Number</b>	434.1	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	seeks to amend the Frankton – Queenstown Urban Growth Boundary line so as to include the subject land legally described as Lot 6 DP 345807 (valuation 2910326713) Lot 7 DP 345807 (valuation 2910326714), and Lot 10 DP 345807 (valuation 2910326712) at Marina Drive, Frankton.		

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<b>Submitter Number:</b>	435	<b>Submitter:</b>	Catherine Fallon
<b>Contact Name:</b>		<b>Email:</b>	catherinevstewart@gmail.com
<b>Address:</b>	21 Mathias Terrace, Arthurs Point, Queenstown, New Zealand, 9371		

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<b>Point Number</b>	435.1	<b>Provision:</b>	11-4 Urban Development > 12-4.1 Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision.		

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<b>Submitter Number:</b>	442	<b>Submitter:</b>	David and Margaret Bunn
<b>Contact Name:</b>		<b>Email:</b>	dmbunn@snap.net.nz
<b>Address:</b>	219 Morven Ferry Road, RD 1, Queenstown, New Zealand, 9371		

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<b>Point Number</b>	442.5	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports 4.2.4.3. Actively seek more land for expansion.		

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<b>Submitter Number:</b>	451	<b>Submitter:</b>	Martin McDonald and Sonya Anderson
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	PO BOX 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	451.3	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Reconsider the location of the Urban Growth Boundary over 45A-C Erskine Street in light of the fact that covenants are imposed on those titles in our favour restricting future development.		

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<b>Submitter Number:</b>	455	<b>Submitter:</b>	W & M Grant W & M Grant
<b>Contact Name:</b>		<b>Email:</b>	lmconsultingnz@gmail.com

**Address:** Unknown, Frankton, 9300

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**Point Number** 455.3 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4

**Position:** Support

**Summary of Submission** SUPPORTS the inclusion of the subject land legally described as Lot 1 DP 355881 Secs 22 27-28 30 BLK XXI & sec 125 BLK I Shotover SD, valuation 2907148703 within the Urban Growth Boundary.

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**Submitter Number:** 492 **Submitter:** Jane & Richard Bamford

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

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

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**Point Number** 492.2 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4

**Position:** Not Stated

**Summary of Submission** Supports the UGB as shown on Planning Map 30 (with all associated objectives, policies and rules) as it relates to the submitters property (at Lot 17 DP 445230, located on the end of Judge and Jury Drive, Lake Hayes Estate, Queenstown) and the adjoining properties.

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**Submitter Number:** 494 **Submitter:** Michael Swan

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

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

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**Point Number** 494.2 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4

**Position:** Not Stated

**Summary of Submission**

Submitter own the titles 29585 and OT17C/968 located at 111 Atley Road, Arthurs Point, Queenstown. Opposes the urban Growth Boundary.  
Requests that council:  
- Extend the Urban Growth Boundary around the extended Low Density Residential Zone as shown on the map attached to submission 494. By default this then deletes the ONL landscape classification from that part of the property.

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**Submitter Number:** 495 **Submitter:** Darryl Sampson & Louise Cooper

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

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

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**Point Number** 495.2 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4

**Position:** Not Stated

**Summary of Submission**

Opposes the Urban Growth Boundary and Landscape Classification over that part of the submitters property (lot 2 DP 24233, Arthurs Point Road, Arthurs Point, Queenstown). Extend the Urban Growth Boundary around the extended Rural Visitor Zone – Arthurs Point as shown on the map attached to the submission.

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**Submitter Number:** 501 **Submitter:** Woodlot Properties Limited

**Contact Name:** David Broomfield **Email:** david@woodlotproperties.co.nz

**Address:** PO Box 2612, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

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**Point Number** 501.5 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4

**Position:** Not Stated

**Summary of Submission** Seeks that the Urban Growth Boundary (UGB) line be shifted to south to align with the ONL line in order to restrict further development of this area and protect the landscape value of Ferry Hill, as shown on the attached map to submission 501.

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**Point Number** 501.15 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4

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

**Summary of Submission** Opposes the proposed UGB line. States that the existing UGB, while enabling some urban expansion, does not go far enough for the future generations in the Wakatipu basin. Sustainable management will therefore not be achieved. Submits that an example of an area that can absorb future urban zoning is between Jacks Point and Frankton as shown on the plan attached to submission 501.

Requests that if the UGB is to be retained in the District Plan, then it should be expanded to enable the expansion of urban zones in the future into areas that can absorb urban development.

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

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**Point Number** 516.2 **Provision:** 11-4 Urban Development

**Position:** Oppose

**Summary of Submission** Amend the proposed plan and Map 36 as follows:

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

OR

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

AND

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

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<b>Submitter Number:</b>	517	<b>Submitter:</b>	John Thompson
<b>Contact Name:</b>	Maree Baker-Galloway	<b>Email:</b>	maree.baker-galloway@andersonlloyd.co.nz
<b>Address:</b>	PO Box 201, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	517.2	<b>Provision:</b>	11-4 Urban Development
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**Position:** Oppose

**Summary of Submission**

Amend the proposed plan and Map 36 as follows:

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

OR

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

AND

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

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

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<b>Point Number</b>	524.8	<b>Provision:</b>	11-4 Urban Development > 12-4.1 Purpose
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**Position:** Support

**Summary of Submission**

Retain

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<b>Point Number</b>	524.9	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 17-4.2.1.3
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Retain reference to " <b>education facilities</b> "
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<b>Point Number</b>	524.10	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 39-4.2.4.2
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Support in part
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Seek the following addition:

**Policy 4.2.4.2** Ensure that development within the Queenstown Urban Growth Boundary Supports the Coordinated planning for transport, public open space, walkways and cycle ways and community **and education** facilities

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<b>Point Number</b>	524.11	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Retain
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<b>Point Number</b>	524.12	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5 > 44-4.2.5.2
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Support in part
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Add the following bullet point to policy 4.2.5.2

- **Supports the Coordinated planning for transport, public open space, walkways and cycleways, and community and education facilities**

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**Point Number** 524.13 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6 > 47-4.2.6.2

**Position:** Not Stated

**Summary of Submission** Support in part

**Amend policy 4.2.6.2 as follows:**

**Policy 4.2.6.2** Ensure that development within the Queenstown Urban Growth Boundary Supports the Coordinated planning for transport, public open space, walkways, ~~and~~ cycleways and community **activities and** facilities

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**Submitter Number:** 528 **Submitter:** Shotover Country Limited

**Contact Name:** Warwick Goldsmith **Email:** warwick.goldsmith@andersonlloyd.co.nz

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

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**Point Number** 528.10 **Provision:** 11-4 Urban Development

**Position:** Oppose

**Summary of Submission** Within this newly defined boundary, rezone the land subject to this submission (the "Site") from 'Rural Zone' to 'Shotover Country Special Zone', or in the alternative, to 'Low Density Residential Zone'

The identified land to be rezoned illustrated on the attached Map at **Appendix 1**. The Map appended shows the extension areas labelled as "Proposed Extension Areas 1f" in green and "Extension 5c" as hatched in red.

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**Submitter Number:** 597 **Submitter:** John Duncan Lindsay

**Contact Name:** **Email:** jdlf2b@gmail.com

**Address:** 2 B Centennial Avenue, Arrowtown, New Zealand, 9302

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**Point Number** 597.2 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5

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

**Summary of Submission** Extend the Arrowtown Boundary beyond the gold course including Bracken Hill and the Roger Monk property. Do not alter the boundary at the junction of Arrowtown - Lake Hayes and Malaghans Road.

Preserve the unique character of Arrowtown.

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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

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**Point Number** 600.39 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 35-4.2.3.7

**Position:** Support

**Summary of Submission** The policy is adopted as proposed.

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**Submitter Number:** 608 **Submitter:** Darby Planning LP

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

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

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**Point Number** 608.24 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 16-4.2.1.2



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

**Summary of Submission** Support in part

Amend Policy 4.2.1.2, as follows:

Urban development is integrated with ~~existing~~ public infrastructure, and is designed and located in a manner consistent with the capacity of ~~existing~~ networks, including planned expansion to accommodate growth within urban areas.

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**Point Number** 608.25 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 17-4.2.1.3

**Position:** Support

**Summary of Submission** Retain Policy 4.2.1.3

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**Point Number** 608.26 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 20-4.2.1.6

**Position:** Oppose

**Summary of Submission** Delete Policy 4.2.1.6

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**Point Number** 608.27 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 21-4.2.1.7

**Position:** Oppose

**Summary of Submission** Delete Policy 4.2.1.7 and replace with the following:

To minimise the loss of high value soils within rural areas from the urban development.

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**Point Number** 608.28 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2.

**Position:** Oppose

**Summary of Submission** Delete Objective 4.2.2 and Policies 4.2.2.1 to 4.2.2.5.

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**Point Number** 608.29 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3

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

**Summary of Submission** Support in part

Amend 4.2.3 Objective, as follows:

Within ~~Urban areas~~ Growth Boundaries, provide for a compact and integrated urban form that limits the lateral spread of ~~urban areas~~, and maximises the efficiency of infrastructure operation and provision.

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**Point Number** 608.30 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 35-4.2.3.7

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

**Summary of Submission** Support in part

Amend Policy 4.2.3.7, as follows:

~~To manage the edges interface between of urban and rural areas~~ Urban Growth Boundaries are managed to address: provide a sensitive transition to rural areas

(a) reverse sensitive effects, including from noise, odour and dust; and

(b) impacts on rural character and amenity values.

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**Point Number** 608.31 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4

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

**Summary of Submission** Support in part

1. Amend Objective 4.2.4, as follows:

Manage the scale and location of urban growth in the Queenstown urban area ~~Urban Growth Boundary~~.

2. Delete the diagram identifying the urban growth boundary for Queenstown

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**Point Number** 608.32 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 38-4.2.4.1

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

**Summary of Submission** Support in part

Amend Policy 4.2.4.1, as follows:

Limit ~~the spatial growth~~ outward expansion of the Queenstown urban area into the surrounding

rural environment, so that:

- ~~the areas of significant indigenous flora and fauna natural environment is~~ are protected from encroachment by urban development
- ~~sprawling of residential settlements into rural areas is avoided~~
- residential settlements become better connected through the coordinated delivery of infrastructure and community facilities
- transport networks are integrated and the viability of public and active transport is improved
- ~~the provision cost of additional infrastructure does not burden existing communities occurs in a logical and sequenced manner~~
- the role of Queenstown Town Centre as a key tourism and employment hub is strengthened
- the role of Frankton in providing local commercial and industrial services is strengthened

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<b>Point Number</b>	608.33	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 39-4.2.4.2
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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**Summary of Submission**

Support in part

Amend Policy 4.2.4.2, as follows:

4.2.4.2 Ensure that development within the Queenstown ~~Urban Area Growth Boundary:~~

- Provides a diverse supply of residential development to cater for the needs of residents and visitors
- Provides increased density in locations close to key public transport routes and with convenient access to the Queenstown Town Centre
- Provides an urban form that is sympathetic to the natural setting and enhances the quality of the built environment
- Provides infill development as a means to address future housing demand
- Provides a range of urban land uses that cater for the foreseeable needs of the community
- Maximises the efficiency of existing infrastructure networks and avoids expansion of networks before it is needed for urban development
- Supports the coordinated planning for transport, public open space, walkways and cycleways and community facilities
- Does not diminish the qualities of significant landscape features

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<b>Point Number</b>	608.34	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part

Amend Objective 4.2.6, as follows:

Manage the scale and location of urban growth in the Wanaka urban area ~~Urban Growth Boundary~~.

Delete the diagram identifying the urban growth boundary for Wanaka;

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**Point Number** 608.35 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6 > 46-4.2.6.1

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

**Summary of Submission** Support in part

Amend Policy 4.2.6.1, as follows:

Limit ~~the spatial growth~~ outward expansion of the Wanaka urban area into the surrounding rural environment, so that:

- The rural character of key entrances to the town is retained and protected, as provided by the natural boundaries of the Clutha River and Cardrona River
- A distinction between urban and rural areas is maintained to protect the quality and character of the environment and visual amenity
- ~~Ad hoc development of rural land is avoided~~
- Outstanding Natural Landscapes and Outstanding Natural

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**Point Number** 608.36 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6 > 47-4.2.6.2

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

**Summary of Submission** Support in part

Amend Policy 4.2.6.2, as follows:

Ensure that development within the Wanaka Urban area ~~Growth Boundary~~:

- Supports increased density through greenfield and infill development, in appropriate locations, to ~~avoid sprawling~~ minimise expansion into surrounding rural areas
- Provides a sensitive transition to rural land at the edge of the Urban area ~~Growth Boundaries~~ through the use of: appropriate zoning and density controls; setbacks to maintain amenity and open space; and design standards that limit the visual prominence of buildings
- Facilitates a diversity of housing supply to accommodate future growth in permanent residents

and visitors

- Maximises the efficiency of existing infrastructure networks and avoids expansion of networks before it is needed for urban development
- Supports the coordinated planning for transport, public open space, walkways and cycleways and community facilities
- Does not diminish the qualities of significant landscape features
- ~~Rural land outside of the Urban Growth Boundary is not developed until further investigations indicate that more land is needed to meet demand.~~

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<b>Point Number</b>	608.74	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Objective 4.2.1, as follows: Urban development is coordinated with infrastructure and services and is undertaken in a manner that protects the environment, rural amenity and outstanding natural landscapes and features		

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

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<b>Point Number</b>	635.19	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Objective 4.2.1 as follows:  Urban development is coordinated with infrastructure and services and is undertaken in a manner that <u>maintains and where appropriate enhances</u> <del>protects</del> the environment, rural amenity and outstanding natural landscapes and features <u>of adjoining land.</u>		

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<b>Point Number</b>	635.20	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 16-4.2.1.2
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Policy 4.2.1.2 as follows:

Urban development is integrated with existing ~~public~~ infrastructure, and is designed and located in a manner consistent with the capacity of existing networks.

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**Point Number** 635.21 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3

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

**Summary of Submission** Support in part

Amend Objective 4.2.3 as follows:

Within Urban Growth Boundaries, provide for a compact and integrated urban form that limits the lateral spread of urban areas, and maximises the efficientey development, operation and use of infrastructure ~~operation and provision~~.

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**Point Number** 635.22 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 29-4.2.3.1

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

**Summary of Submission** Oppose in part.

Amend Policy 4.2.3.1 as follows:

Provide for a compact urban form that utilises land and infrastructure in an efficient and sustainable manner, ensuring:

- connectivity and integration;
- the sustainable use of ~~public~~ infrastructure;
- convenient linkages to the public and active transport network; and
- housing development does not compromise opportunities for commercial or community facilities in close proximity to centres.

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**Point Number** 635.23 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 32-4.2.3.4

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

**Summary of Submission** Oppose in part

Amend policy 4.2.3.4 as follows:

Urban development occurs in locations that are adequately serviced by existing ~~public~~ infrastructure, or where infrastructure can be efficiently upgraded.

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<b>Point Number</b>	635.24	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 38-4.2.4.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part Retain Policy 4.2.4.1		

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<b>Point Number</b>	635.25	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 39-4.2.4.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part Amend Policy 4.2.4.2 as follows:  Ensure that development within the Queenstown Urban Growth Boundary: <ul style="list-style-type: none"><li>• Provides a diverse supply of residential development to cater for the needs of residents and visitors</li><li>• Provides increased density in locations close to key public transport routes and with convenient access to the Queenstown Town Centre</li><li>• Provides an urban form that is sympathetic to the natural setting and enhances the quality of the built environment</li><li>• Provides infill development as a means to address future housing demand</li><li>• Provides a range of urban land uses that cater for the foreseeable needs of the community</li></ul> <u>Maximises the efficiency of existing infrastructure networks and <del>avoids expansion</del> provides opportunities for expansion of such networks required for future of networks before it is needed for urban development</u> <ul style="list-style-type: none"><li>• Supports the coordinated planning for transport, public open space, walkways and cycleways and community facilities</li><li>• Does not diminish the qualities of significant landscape features</li></ul>		

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<b>Point Number</b>	635.26	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6 > 47-4.2.6.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part. Amend Policy 4.2.6.2 as follows:  Ensure that development within the Wanaka Urban Growth Boundary: <ul style="list-style-type: none"><li>• Supports increased density through greenfield and infill development, in appropriate locations, to avoid sprawling into surrounding rural areas</li><li>• Provides a sensitive transition to rural land at the edge of the Urban Growth Boundaries through the use of: appropriate zoning and density controls; setbacks to maintain amenity and open space; and design standards that limit the visual prominence of buildings</li><li>• Facilitates a diversity of housing supply to accommodate future growth in permanent residents and visitors</li><li>• Maximises the efficiency of existing infrastructure networks and <del>avoids expansion</del> provide opportunities for expansion of such networks required for future of networks before it is</li></ul>		

~~needed~~ for urban development

- Supports the coordinated planning for transport, public open space, walkways and cycleways and community facilities
  - Does not diminish the qualities of significant landscape features
  - Rural land outside of the Urban Growth Boundary is not developed until further investigations indicate that more land is needed to meet demand.
- 

<b>Submitter Number:</b>	640	<b>Submitter:</b>	John Wellington
<b>Contact Name:</b>		<b>Email:</b>	John.julie@xtra.co.nz
<b>Address:</b>	272 Ballantyne Rd, RD2, Wanaka, New Zealand, 9382		

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<b>Point Number</b>	640.6	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	The extension of the Wanaka Urban Growth Boundary to the south, and the identification and zoning of some areas of Rural Residential and Rural Lifestyle land to the east of the Cardrona River.		
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<b>Submitter Number:</b>	642	<b>Submitter:</b>	Mandalea Properties
<b>Contact Name:</b>	Peter D Ball	<b>Email:</b>	pdbsteinblue@yahoo.com
<b>Address:</b>	55 Jaimiesons Rd, RD 2, Ashburton, New Zealand, 7772		

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<b>Point Number</b>	642.4	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	In respect of the land described as OT 163/305 being Lot 1 DP 20925, Arthurs Point Road, the submitter opposes the Urban Growth Boundary.		
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**Submitter Number:** 648 **Submitter:** Gillian Kay Crooks  
**Contact Name:** **Email:** billandgill@vodafone.co.nz  
**Address:** 19 B Devon Street, Arrowtown, New Zealand, 9302

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**Point Number** 648.5 **Provision:** 11-4 Urban Development

**Position:** Oppose

**Summary of Submission** Request that a boundary adjustment to the Arrowtown Urban Growth boundary should be investigated further as opposed to providing for a Medium Density Housing in Arrowtown.

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**Point Number** 648.6 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5

**Position:** Not Stated

**Summary of Submission** Request that a boundary adjustment to the Arrowtown Urban Growth boundary should be investigated further as opposed to providing for a Medium Density Housing in Arrowtown.

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**Submitter Number:** 651 **Submitter:** David & Vivki Caesar  
**Contact Name:** **Email:** halecaesar@xtra.co.nz  
**Address:** 7 Charters Lane, Arrowtown, New Zealand, 9302

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**Point Number** 651.1 **Provision:** 11-4 Urban Development

**Position:** Support

**Summary of Submission** Re-affirm Arrowtown's existing boundaries

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**Point Number** 651.2 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5

**Position:** Support

**Summary of Submission**

Re-affirm Arrowtown's existing urban growth boundaries

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**Submitter Number:** 653

**Submitter:** Winton Partners Funds Management No 2 Limited.

**Contact Name:** James Aoake

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

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

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**Point Number** 653.3

**Provision:** 11-4 Urban Development

**Position:** Oppose

**Summary of Submission** Delete Paragraph 4.1, Objective 4.2.2, 4.2.3, 4.2.4, 4.2.5 and 4.2.6 and all of the associated policies.

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**Submitter Number:** 655

**Submitter:** Bridesdale Farm Developments Limited

**Contact Name:** James Aoake

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

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

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**Point Number** 655.2

**Provision:** 11-4 Urban Development > 12-4.1 Purpose

**Position:** Oppose

**Summary of Submission** Delete Paragraph 4.1, Objective 4.2.2, 4.2.3, 4.2.4 and associated policies

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**Submitter Number:** 661

**Submitter:** Land Information New Zealand

<b>Contact Name:</b>	Scott Edgar	<b>Email:</b>	scott@southernland.co.nz
<b>Address:</b>	PO Box 713, Wanaka, New Zealand, 9343		
<hr/>			
<b>Point Number</b>	661.1	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Support		
<b>Summary of Submission</b>	That the location of the Urban Growth Boundary as shown on Proposed Planning Maps 31a and 33 and the provisions relating to Urban Growth Boundaries are made operative as proposed.		
<hr/>			

<b>Submitter Number:</b>	703	<b>Submitter:</b>	Infinity Investment Group Limited
<b>Contact Name:</b>	Brett Giddens	<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	PO Box 2559, Queenstown, New Zealand, 9349		
<hr/>			
<b>Point Number</b>	703.4	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<b>Properties located at 27 and 37 Ballantyne Road in Wanaka, legally described as Lot 4 DP 22854 &amp; Lot 1 DP 304423, and Lot 2 DP 304423, respectively. Currently zoned as Three Parks Special Zone.</b>		
	<b>Relief sought:</b>		
	12.The submitter requests that: a. The sites are zoned to provide for medium to high densities of residential development; and b. An outline development plan requirement is imposed over the sites; and c. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission.		
<hr/>			

<b>Submitter Number:</b>	719	<b>Submitter:</b>	NZ Transport Agency
<b>Contact Name:</b>	Tony MacColl	<b>Email:</b>	

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

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**Point Number** 719.12 **Provision:** 11-4 Urban Development > 12-4.1 Purpose

**Position:** Support

**Summary of Submission** Retain 4.1 Purpose as proposed

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**Point Number** 719.13 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1

**Position:** Support

**Summary of Submission** Retain 4.2.1 Objective but amend to read as follows:  
"Urban development is ~~coordinated~~ integrated with infrastructure and services and is undertaken..."

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**Point Number** 719.14 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 16-4.2.1.2

**Position:** Support

**Summary of Submission** Retain Policy 4.2.1.2 as proposed.

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**Point Number** 719.15 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 18-4.2.1.4

**Position:** Support

**Summary of Submission** Retain Policy 4.2.1.4 as proposed.

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**Point Number** 719.16 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 19-4.2.1.5

**Position:** Support

**Summary of Submission** Retain Policy 4.2.1.5 as proposed

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<b>Point Number</b>	719.17	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 20-4.2.1.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 4.2.1.6 as follows:  "Avoid sporadic urban development that would adversely affect the natural environment, <u>the efficiency and functionality of infrastructure</u> , rural amenity or landscape values; or compromise the viability of a nearby township."		
<b>Point Number</b>	719.18	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 4.2.2 Objective as proposed		
<b>Point Number</b>	719.19	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2. > 23-4.2.2.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain Policy 4.2.2.1 as proposed		
<b>Point Number</b>	719.20	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 4.2.3 Objective as proposed		
<b>Point Number</b>	719.21	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 29-4.2.3.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support and Amend  Amend Policy 4.2.3.1 as follows: • connectivity and integration <u>of land use and transport</u>		

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<b>Point Number</b>	719.22	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 32-4.2.3.4
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Retain Policy 4.2.3.4 as proposed.
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<b>Point Number</b>	719.23	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 38-4.2.4.1
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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<b>Summary of Submission</b>	Support and Amend
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Amend Policy 4.2.4.1 as follows:

- land use and transport networks are integrated and the viability of public and active transport is improved

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<b>Point Number</b>	719.24	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 39-4.2.4.2
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Support Policy 4.2.4.2 as proposed
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<b>Point Number</b>	719.25	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Support 4.2.6 Objective
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<b>Point Number</b>	719.26	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6 > 46-4.2.6.1
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Support Policy 4.2.6.1
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<b>Point Number</b>	719.27	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6 > 47-4.2.6.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support Policy 4.2.6.2		

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<b>Submitter Number:</b>	751	<b>Submitter:</b>	Hansen Family Partnership
<b>Contact Name:</b>	Chris Ferguson	<b>Email:</b>	Chris.Ferguson@boffamiskell.co.nz
<b>Address:</b>	PO Box 110, Christchurch, New Zealand, 8140		

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<b>Point Number</b>	751.7	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 36-4.2.3.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Policy 4.2.3.8 to separate out the policy direction for land use within the Air Noise Boundary and the Outer Control Boundary. For the land use activities within the Outer Control Boundary, amend as follows:  <u>Land within the Air Noise Boundary ...</u> Land use within the <del>Air Noise Boundary or Outer Control Boundary</del> of the Queenstown Airport is managed to <del>prohibit or limit</del> minimise the adverse effects of <del>the establishment of</del> Activities Sensitive to Aircraft Noise <u>on the operations of Queenstown Airport.</u>		

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<b>Submitter Number:</b>	771	<b>Submitter:</b>	Hawea Community Association
<b>Contact Name:</b>	Paul Cunningham	<b>Email:</b>	pgcunningham@xtra.co.nz
<b>Address:</b>	PO Box 53, Lake Hawea, Wanaka, New Zealand, 9343		

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<b>Point Number</b>	771.5	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies
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**Position:** Oppose

**Summary of Submission** That urban development objectives and policies relating to an Urban Growth Boundary at Lake Hawea Township are included in Chapter 4.

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**Submitter Number:** 773 **Submitter:** John & Jill Blennerhassett

**Contact Name:** **Email:** johnblenn@gmail.com

**Address:** PO Box 195, Wanaka, New Zealand, 9343

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**Point Number** 773.2 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2.

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

**Summary of Submission** General support with some amendments requested

We generally support the Strategic Direction chapter of the Plan, with the following additions or exceptions, and comments:

Wanaka 2020 consultation discussions gave firm recommendation that the Outer Growth Boundary (OGB) for Wanaka include the three rivers (Clutha, Cardrona and Waterfall Creek [with the fourth Waterway being Lake Wanaka]) as the limiting landscape features within which to contain growth (see Wanaka 2020 plan map in the original submission showing [originally red, but green in the attachment] overwhelming public acceptance and approval of the OGB).

The proposed Urban Growth Boundary may be appropriate for a current ten year plan, but the originally recommended OGB needs to be retained; come time for the next review of the Plan, the UGB could, if needed, be expanded.

Thus, we seek an additional clause in this section, making it clear that the proposed UGB is not a permanent fixture (referring to the **Wanaka 2020 OGB as the longer term limit** on urban sprawl).

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**Submitter Number:** 795 **Submitter:** Noel Williams

**Contact Name:** **Email:** williams.wanaka@xtra.co.nz

**Address:** 412 Aubrey Road, Wanaka, New Zealand, 9305



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<b>Point Number</b>	795.1	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6 > 47-4.2.6.2
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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<b>Summary of Submission</b>	Broadly support. Remove last bullet point the words: "until further investigations indicate that more land is needed to meet demand".
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Replace with words indicating the finality of this boundary.

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<b>Submitter Number:</b>	798	<b>Submitter:</b>	Otago Regional Council
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<b>Contact Name:</b>	Warren Hanley	<b>Email:</b>	warren.hanley@orc.govt.nz
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<b>Address:</b>	Private Bag 1954, Dunedin, New Zealand, 9054
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<b>Point Number</b>	798.27	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 20-4.2.1.6
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Effects of development on Public Transport
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Uncontrolled urban development puts at risk the ability to provide public transport services and connections and compromises the viability of services. ORC requests that development should enable the efficient use of public transport services, including making use of existing services.

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<b>Point Number</b>	798.28	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 38-4.2.4.1
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Effects of development on Public Transport
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Uncontrolled urban development puts at risk the ability to provide public transport services and connections and compromises the viability of services. ORC requests that development should enable the efficient use of public transport services, including making use of existing services.

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<b>Point Number</b>	798.53	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 38-4.2.4.1
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**Position:** Oppose

**Summary of Submission** ORC requests that Policy 4.2.4.1, (fourth bullet point) is amended to reflect that there are not multiple transport *networks* to integrate in the Queenstown Lakes District, rather it is a single network made up of various transport infrastructure corridors and facilities.

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**Submitter Number:** 805 **Submitter:** Transpower New Zealand Limited

**Contact Name:** Aileen Crow **Email:** aileen.craw@beca.com

**Address:** PO Box 5005, Dunedin, New Zealand, 9058

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**Point Number** 805.32 **Provision:** 11-4 Urban Development > 12-4.1 Purpose

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

**Summary of Submission** Support with amendments. Add an following amendments and additional paragraph:

Uncontrolled urban development can result in the fragmentation of rural land; and poses risks of urban sprawl, disconnected urban settlements and a ~~poorly~~ ineffective and inefficient coordinated infrastructure network. The roading network of the District is under some pressure and more low density residential development located remote from employment and service centres has the potential to exacerbate such problems.

The objectives and policies for Urban Development provide a framework for a managed approach to urban development that utilises land and resources in an efficient manner, and preserves and enhances natural amenity values. The approach seeks to achieve integration between land use, infrastructure such as transportation, services, open space networks, community facilities and education; and increases the viability and vibrancy of urban areas

Well planned urban growth and land use will also ensure that adverse effects on the operation, maintenance, upgrading and long-term development of regionally significant infrastructure, such as the National Grid, are avoided.

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**Point Number** 805.33 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1

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

**Summary of Submission** Support with amendments. Amend to:

Urban development and growth is coordinated with infrastructure and services and is undertaken in a manner that protects the environment, rural amenity and outstanding natural landscapes and features, and protects infrastructure from adverse effects, including reverse sensitivity effects.

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<b>Point Number</b>	805.34	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 16-4.2.1.2
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Amend to:

Urban development and growth is integrated with ~~existing public~~ regionally significant infrastructure, and achieves a pattern, form and design that does not adversely affect existing regionally significant infrastructure and does not restrict the upgrade and development of that infrastructure ~~is designed and located in a manner consistent with the capacity of existing networks.~~

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<b>Point Number</b>	805.35	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 29-4.2.3.1
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Amend to:

Provide for a compact urban form that utilises land and infrastructure in an efficient and sustainable manner, ensuring:

- connectivity and integration;
- the sustainable use of ~~public~~ regionally significant infrastructure;
- convenient linkages to the public and active transport network; and
- land use does not adversely affect the safe, secure and effective operation, maintenance, upgrading and development of the National Grid.
- housing development does not compromise opportunities for commercial or community facilities in close proximity to centres.

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<b>Point Number</b>	805.36	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 32-4.2.3.4
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Amend to:

Urban development occurs in locations that are adequately serviced by existing public infrastructure, or where infrastructure can be efficiently upgraded, and will not adversely affect the safe, secure and effective operation, maintenance, upgrading and developing of regionally significant infrastructure. .

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<b>Point Number</b>	805.37	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 33-4.2.3.5
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**Position:** Oppose

**Summary of** Delete the policy

**Submission** For urban centres where Urban Growth Boundaries apply, new public infrastructure networks are limited exclusively to land within defined Urban Growth Boundaries.

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**Point Number** 805.38 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 39-4.2.4.2

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

**Summary of Submission** Support with amendments. Amend to:

Ensure that development within the Queenstown Urban Growth Boundary:

- Provides a diverse supply of residential development to cater for the needs of residents and visitors
- Provides increased density in locations close to key public transport routes and with convenient access to the Queenstown Town Centre
- Provides an urban form that is sympathetic to the natural setting and enhances the quality of the built environment
- Provides infill development as a means to address future housing demand
- Provides a range of urban land uses that cater for the foreseeable needs of the community
- Maximises the efficiency of existing infrastructure networks and avoids expansion of networks before it is needed for urban development
- Does not adversely affect the safe, secure and effective operation, maintenance, upgrading and developing of regionally significant infrastructure
- Supports the coordinated planning for transport, public open space, walkways and cycleways and community facilities

- Does not diminish the qualities of significant landscape features

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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

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**Point Number** 806.48 **Provision:** 11-4 Urban Development

**Position:** Not Stated

**Summary of Submission** (a) Amend Chapter 4 to avoid repetition with the provisions for urban growth and development in Chapter 3 - Strategic Directions; and  
(b) Amend the provisions so as to recognise that in some instances urban development in areas outside the UGBs is appropriate; and  
(c) Recognise that the Queenstown Park Special Zone will enable urban development.

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<b>Submitter Number:</b>	807	<b>Submitter:</b>	Remarkables Park Limited
<b>Contact Name:</b>	Jenny Carter	<b>Email:</b>	j.carter@remarkablespark.com
<b>Address:</b>	PO Box 1075, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	807.6	<b>Provision:</b>	11-4 Urban Development
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**Position:** Oppose

**Summary of Submission** Provide a specific method to enable consideration of urban development outside the urban growth boundary

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<b>Point Number</b>	807.10	<b>Provision:</b>	11-4 Urban Development
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**Position:** Oppose

**Summary of Submission** RPL requests that the PDP is amended to record that the RPZ is a town centre.

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<b>Point Number</b>	807.63	<b>Provision:</b>	11-4 Urban Development
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**Position:** Oppose

**Summary of Submission** Delete section 4 and incorporate relevant provisions within the Strategic Directions Chapter to avoid repetition and unnecessary complexity.

If the chapter is retained, expressly exclude the RPZ.

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<b>Point Number</b>	807.64	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1
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**Position:** Oppose

**Summary of Submission** Reconsider the relationship between this set of objectives and policies and those in the Strategic Directions Chapter, and consolidate in on place.

Delete all provisions that are repetitive in order to reduce complexity.

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<b>Point Number</b>	807.65	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2.
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**Position:** Oppose

**Summary of Submission** Delete the urban growth boundary. OR  
Acknowledge the potential for extensions to the urban growth boundary or urban activities outside the urban growth boundary

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**Point Number** 807.66 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 30-4.2.3.2

**Position:** Oppose

**Summary of Submission** Delete policy 4.2.3.2.

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**Point Number** 807.67 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 32-4.2.3.4

**Position:** Oppose

**Summary of Submission** Delete policy 4.2.3.4.

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**Point Number** 807.68 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 33-4.2.3.5

**Position:** Oppose

**Summary of Submission** Delete policy 4.2.3.5.

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**Point Number** 807.69 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 35-4.2.3.7

**Position:** Oppose

**Summary of Submission** Delete policy 4.2.3.7.

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**Point Number** 807.70 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 34-4.2.3.6

**Position:** Oppose

**Summary of Submission** Amend policy 4.2.3.6 to acknowledge connections to recreational, tourism and community facilities in rural areas.

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<b>Point Number</b>	807.71	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 36-4.2.3.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy 4.2.3.8 and amend the Airport Mixed Use (AMU) zone to be consistent with policy 4.2.3.8.		
<hr/>			
<b>Point Number</b>	807.72	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete objective and associated policies.		
<hr/>			

<b>Submitter Number:</b>	809	<b>Submitter:</b>	Queenstown Lakes District Council
<b>Contact Name:</b>	Stephen Quin	<b>Email:</b>	Stephen.Quin@qldc.govt.nz
<b>Address:</b>	Private Bag 50072, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	809.2	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Change to – Objective - Urban development is coordinated with infrastructure and services and is undertaken in a manner that protects the environment, rural amenity and outstanding natural landscapes and features including Indigenous Flora and Fauna.		
<hr/>			

<b>Submitter Number:</b>	810	<b>Submitter:</b>	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua
<b>Contact Name:</b>	Tim Vial	<b>Email:</b>	tim@ktkold.co.nz

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

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**Point Number** 810.9 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2. > 26-4.2.2.4

**Position:** Not Stated

**Summary of Submission** Amend Policy 4.2.2.4:

Not all land within Urban Growth Boundaries will be suitable for urban development, such as (but not limited to) land with ecological, heritage, or landscape, or Manawhenua significance; or land subject to natural hazards. The form and location of urban development shall take account of site specific features or constraints to protect public health and safety.

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**Point Number** 810.10 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 39-4.2.4.2

**Position:** Not Stated

**Summary of Submission** Add a further bullet point to Policy 4.2.4.2:

Does not diminish the values of wahi tupuna

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**Point Number** 810.11 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6 > 47-4.2.6.2

**Position:** Not Stated

**Summary of Submission** Add a further bullet point to Policy 4.2.6.2:

Does not diminish the values of wahi tupuna

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**Submitter Number:** 836 **Submitter:** Warwick Goldsmith

**Contact Name:** **Email:** warwick.goldsmith@andersonlloyd.co.nz

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

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**Point Number** 836.16 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 21-4.2.1.7



**Position:** Not Stated

**Summary of Submission** Objective 4.2.1.7

Issue:

(a) It is difficult to see how urban development can maintain the productive potential and soil resource of rural land as required by Policy 4.2.1.7. If that is intended to be achieved by excluding urban development from rural land, then the policy should be amended to broaden the reference to what is being protected.

Relief Requested:

(b) Either delete Policy 4.2.1.7 or amend it as follows:

"Urban development maintains the productive potential and soil resources of rural land"

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**Point Number** 836.17

**Provision:**

11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 35-4.2.3.7

**Position:** Not Stated

**Summary of Submission** Policy 4.2.3.7

Issue:

(a) Policy 4.2.3.7 requires the edges of Urban Growth Boundaries to be managed to provide a sensitive transition to rural areas. That assumes that a sensitive transition is always appropriate. The difficulty with that approach is that supposedly 'sensitive' transitions, such as rural residential zoning around the edge of an urban area, inevitably crumble under development pressure. In many cases a hard urban edge is a better and more defensible approach.

Relief Requested:

(b) Amend Policy 4.2.3.7 as follows:

"The edges of Urban Growth Boundaries are managed to provide a sensitive an appropriate transition to rural areas."

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**Submitter Number:** 842

**Submitter:** Scott Crawford

**Contact Name:**

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

**Address:** New Zealand, 9300

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<b>Point Number</b>	842.4	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete Paragraph 4.1, Objective 4.2.2, 4.2.3, 4.2.4 and associated policies		

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<b>Submitter Number:</b>	850	<b>Submitter:</b>	R & R Jones
<b>Contact Name:</b>	Nick Geddes	<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	PO Box 553, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	850.3	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Urban Growth Boundary should be applied to the boundary of the land shown in the map attached to this submission as Attachment [A] and described in below. <ul style="list-style-type: none"><li>• Sections 109, 110, 66 &amp; 129 Blk III Shotover SD.</li><li>• Lot 2 DP 20797</li><li>• Lot 2 DP 475594</li></ul>		

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## Chapter 5 – Tangata Whenua

<b>Submitter Number:</b>	19	<b>Submitter:</b>	Kain Fround
<b>Contact Name:</b>		<b>Email:</b>	kainis_45@hotmail.com
<b>Address:</b>	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		
<hr/>			
<b>Point Number</b>	19.4	<b>Provision:</b>	5 Tangata Whenua > 50-5.2 Ngai Tahu / Kai Tahu
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<hr/>			

<b>Submitter Number:</b>	21	<b>Submitter:</b>	Alison Walsh
<b>Contact Name:</b>		<b>Email:</b>	alywalsh30@gmail.com
<b>Address:</b>	PO Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305		
<hr/>			
<b>Point Number</b>	21.37	<b>Provision:</b>	48-5 Tangata Whenua
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<hr/>			

<b>Submitter Number:</b>	300	<b>Submitter:</b>	Rob Jewell
<b>Contact Name:</b>		<b>Email:</b>	robjewell2012@gmail.com
<b>Address:</b>	126 Kings Drive, Wanaka, 9305		
<hr/>			

<b>Point Number</b>	300.1	<b>Provision:</b>	48-5 Tangata Whenua
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	General opposition.		

<b>Submitter Number:</b>	335	<b>Submitter:</b>	Nic Blennerhassett
<b>Contact Name:</b>		<b>Email:</b>	nickblen@kinect.co.nz
<b>Address:</b>	P O Box 215, Wanaka, New Zealand, 9343		
<b>Point Number</b>	335.4	<b>Provision:</b>	48-5 Tangata Whenua
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support in full.		

<b>Submitter Number:</b>	380	<b>Submitter:</b>	Villa delLago
<b>Contact Name:</b>	Charlotte Mill	<b>Email:</b>	charlotte.mill@xtra.co.nz
<b>Address:</b>	249 Frankton Road, Queenstown, New Zealand, 9300		
<b>Point Number</b>	380.9	<b>Provision:</b>	5 Tangata Whenua > 49-5.1 Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<b>Point Number</b>	380.10	<b>Provision:</b>	5 Tangata Whenua > 49-5.1 Purpose

**Position:** Support  
**Summary of Submission** General support.

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**Point Number** 380.11 **Provision:** 5 Tangata Whenua > 68-5.4 Objectives and Policies > 69-5.4.1

**Position:** Support  
**Summary of Submission** General support.

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**Point Number** 380.12 **Provision:** 5 Tangata Whenua > 68-5.4 Objectives and Policies > 70-5.4.2

**Position:** Support  
**Summary of Submission** General support.

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**Point Number** 380.13 **Provision:** 5 Tangata Whenua > 76-5.7 Ngai Tahu Taonga Species

**Position:** Support  
**Summary of Submission** General support.

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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

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**Point Number** 600.40 **Provision:** 5 Tangata Whenua > 49-5.1 Purpose

**Position:** Support  
**Summary of Submission** The purpose is adopted as proposed.

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<b>Point Number</b>	600.41	<b>Provision:</b>	5 Tangata Whenua > 65-5.3 Issues and Outcomes sought by Ngai Tahu
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The issues are re-written to specify the environmental effects that are of concern to Ngai Tahu, not simply specifying particular land uses.		

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<b>Submitter Number:</b>	621	<b>Submitter:</b>	Real Journeys Limited
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	621.22	<b>Provision:</b>	5 Tangata Whenua > 68-5.4 Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy as follows:  When making resource management decisions, ensure that functions and powers are exercised in a manner that takes into  account iwi management plans as of 2015.		

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<b>Point Number</b>	621.23	<b>Provision:</b>	5 Tangata Whenua > 68-5.4 Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy as follows:  Recognise that, unless identified in a relevant planning document, only tangata whenua can identify their relationship and that  of their culture and traditions with their ancestral lands, water sites, wahi tapu, topuni and other taonga.		

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<b>Point Number</b>	621.24	<b>Provision:</b>	5 Tangata Whenua > 68-5.4 Objectives and Policies
<b>Position:</b>	Not Stated		

**Summary of Submission**

Amend policy as follows:

Identify wahi tupuna and all their components on the District Plan maps and protect them from inappropriate the adverse

effects of subdivision, use and development.

---

**Point Number**

621.25

**Provision:**

5 Tangata Whenua > 68-5.4 Objectives and Policies

**Position:**

Not Stated

**Summary of Submission**

Amend policy as follows:

Avoid where practicable, and otherwise remedy or mitigate, adverse effects of incompatible activities on the relationship

between Ngai Tahu and the wahi tupuna.

---

**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

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**Point Number**

805.39

**Provision:**

5 Tangata Whenua > 68-5.4 Objectives and Policies > 69-5.4.1

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support with amendments. Amend to:

Identify wahi tupuna and all their components on the District Plan maps and protect them from the adverse effects of inappropriate subdivision, use and development.

---

**Submitter Number:**

806

**Submitter:**

Queenstown Park Limited

**Contact Name:**

Jenny Carter

**Email:**

j.carter@remarkablespark.com

**Address:**

PO Box 1075, Queenstown, New Zealand, 9348

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**Point Number** 806.49 **Provision:** 48-5 Tangata Whenua

**Position:** Oppose

**Summary of Submission** (a) Delete proposed Chapter 5 in its entirety; or  
(b) Defer the progress of Chapter 5 in its entirety until Stage 2 of the PDP process; or  
(c) Defer the progress of Objective 5.4.5 and associated policies on the basis that further consultation could avoid further debate; or  
(d) If the proposed deletion or deferral of the Chapter is not accepted, then amend provisions as follows (see submission).

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**Point Number** 806.50 **Provision:** 5 Tangata Whenua > 68-5.4  
Objectives and Policies > 69-5.4.1

**Position:** Oppose

**Summary of Submission** Either:  
• Delete policies 5.4.1.1 to 5.4.1 .4 and replace with operative plan provisions (section 4.3.4. Objective 1 and associated policies); or  
• Amend 5.4.1.3 as follows:  
When making resource management decision, ensure that functions and powers are exercised in a manner that ~~takes into account~~ have regard to iwi management plans.

---

**Point Number** 806.51 **Provision:** 5 Tangata Whenua > 68-5.4  
Objectives and Policies > 70-5.4.2

**Position:** Oppose

**Summary of Submission** Delete objective 5.4.2 and policy 5.4.2.1.

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**Point Number** 806.52 **Provision:** 5 Tangata Whenua > 68-5.4  
Objectives and Policies > 71-5.4.3

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

**Summary of Submission** Oppose/amend.  
Either:  
• Delete objective 5.4.3 and associated policy 5.4.3.1; or  
• Amend so that environmental compensation is only considered where appropriate, and the objective is amended to clarify what taonga species and habitats are to be protected from.

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**Point Number** 806.53 **Provision:** 5 Tangata Whenua > 68-5.4  
Objectives and Policies > 73-5.4.5

**Position:** Oppose

**Summary of** Either:



<b>Submission</b>	<ul style="list-style-type: none"> <li>• Delete objective 5.4.5 and related policies; or</li> <li>• Defer this part of Chapter 5 to Stage 2 of the PDP process once the mapping of wahi tupuna is complete.</li> </ul>		
<b>Point Number</b>	806.54	<b>Provision:</b>	5 Tangata Whenua > 74-5.5Methods
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Either: <ul style="list-style-type: none"> <li>• Delete methods listed at section 5.5; or</li> <li>• Amend provisions so as to avoid it being so directive .</li> </ul>		

<b>Submitter Number:</b>	807	<b>Submitter:</b>	Remarkables Park Limited
<b>Contact Name:</b>	Jenny Carter	<b>Email:</b>	j.carter@remarkablespark.com
<b>Address:</b>	PO Box 1075, Queenstown, New Zealand, 9348		
<b>Point Number</b>	807.7	<b>Provision:</b>	48-5 Tangata Whenua
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the Tangata Whenua chapter OR undertake the necessary analysis to identify specific areas or features of significance to iwi		
<b>Point Number</b>	807.73	<b>Provision:</b>	48-5 Tangata Whenua
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete proposed Chapter 5.		

<b>Submitter Number:</b>	810	<b>Submitter:</b>	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua
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<b>Contact Name:</b>	Tim Vial	<b>Email:</b>	tim@ktkoltd.co.nz
<b>Address:</b>	PO Box 446, Dunedin, New Zealand, 9054		
<hr/>			
<b>Point Number</b>	810.1	<b>Provision:</b>	48-5 Tangata Whenua
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	General support with amendments.		
<hr/>			
<b>Point Number</b>	810.12	<b>Provision:</b>	48-5 Tangata Whenua
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend the Chapter heading from <del>Tangata Whenua</del> to <u>Manawhenua</u> .		
<hr/>			
<b>Point Number</b>	810.13	<b>Provision:</b>	48-5 Tangata Whenua
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	All references to 'Manawhenua' throughout the PDF should be capitalised.		
<hr/>			
<b>Point Number</b>	810.14	<b>Provision:</b>	5 Tangata Whenua > 49-5.1 Purpose
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend both references to Ngai Tahu to Manawhenua:</p> <p>Queenstown Lakes District Council will recognise and provide for <del>Ngai Tahu</del> <u>Manawhenua</u> as a partner in the management of the District's natural and physical resources through the implementation of this District Plan. The Council will actively foster this partnership through meaningful collaboration, seeking formal and informal advice, providing for <del>Ngai Tahu's</del> <u>Manawhenua's</u> role as kaitiaki, and protecting its values, rights and interests.</p>		
<hr/>			
<b>Point Number</b>	810.15	<b>Provision:</b>	5 Tangata Whenua > 50-5.2 Ngai Tahu / Kai Tahu
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Combine the ' <u>Manawhenua</u> ' and the ' <u>Association with the Queenstown Lakes District</u> ' sub-sections under a new subheading ' <u>Ngai Tahu Association with the Queenstown Lakes</u>		

District'. This is recommended for clarity. Replace the notified text as set below:

Ngai Tahu Association with the Queenstown Lakes District'

Waitaha, Kati Mamoe and Ngai Tahu, nowadays collectively referred to as Ngai Tahu, are a network of peoples closely connected by whakapapa, trade and their shared history who constantly traversed Te Wai Pounamu. Ngai Tahu have centuries' long customary associations, rights and interests in the Queenstown Lakes District and its resources. These associations are both historical and contemporary and include whakapapa, place names, mahinga kai, tribal economic development and landholdings.

Traditionally Ngai Tahu Hapu would travel to pre-determined sites throughout the region to gather mahinga kai resources for their own use, as well as for trade. The hunting of birds, eels, the digging of fern root and ti root, and the gathering of taramea, and precious stone resources such as pounamu and silcrete, were the main focus of activity.

Ngai Tahu had permanent and seasonal kainga (villages and campsites) around the interior lakes Whakatipu Wai Maori, Wanaka

and Hawea. These kainga included:

**a. Queenstown:** A kaika was located near Queenstown called Tahuna, where a Kati Mamoe chief Tu Wiri Roa was born and grew to manhood. Tu Wiri Roa had a daughter Haki Te Kura, whom is immortalised by swimming across Lake Wakatipu a distance of some five kilometres or more. Another settlement, Te Kirikiri pa, once occupied the site where the Queenstown Gardens is now. Kati Mamoe had a kaika near the Kawarau Falls called O Te Roto, and another kaika, Takerehaka, was sited near Kingston.

-

**b. Wanaka:** A kaika called Parakarehu, was sited near present day Penrith. Takikarara kaika was situated on the peninsula between Roy and Dublin Bays. Settlements and campsites existed at Makarora and Matukituki.

**c. Hawea:** There were a number of sites at Hawea where small settlements and campsites were utilised seasonally. Manuhaea was an important eeling kaika at the neck of the lake. The old kaika of Manuhaea was flooded when the Hawea dam was constructed, as occurred with a number of other sites around the edge of Lake Hawea.

A number of Maori ara tawhito (trails) traversed the inland area of what is now the Queenstown Lakes District. The routes went inland from the coastal settlements of Otago and Southland up the valleys and passes, and returned following the waterways.

Manawhenua hold traditional customary rights and maintain contemporary relationships within the District determined by whakapapa (genealogical ties), resource use and ahi-ka-roa (the long burning fires of occupation). These rights are traceable and defined by tradition, whakapapa and

practice.

Ngai Tahu has maintained its associations with the District and continues to develop its economy through investment in tourism, landholdings and mahinga kai initiatives. Artworks, interpretation, stories and place names continue to reflect Ngai Tahu's contemporary identity in the built and natural environment. The Queenstown Lakes District Council acknowledges the special relationship Ngai Tahu has with the District through the Treaty partnership.

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<b>Point Number</b>	810.16	<b>Provision:</b>	5 Tangata Whenua > 50-5.2 Ngai Tahu / Kai Tahu
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Change the subheading from <u>'Te Runanga o Ngai Tahu and the Papatipu Runanga'</u> to <u>'Manawhenua'</u> . Replace the notified text with the following:  <u>Manawhenua</u>  <u>Te Runanga o Ngai Tahu (the iwi authority) is made up of 18 papatipu runanga. Located predominantly in traditional coastal settlements, papatipu runanga are a contemporary focus for whanau and hapu (extended family groups). Seven Papatipu Runanga have Manawhenua status within the Queenstown Lakes District. They are:</u> <ul style="list-style-type: none"><li>• <u>Te Runanga o Moeraki</u></li><li>• <u>Kati Huirapa Runaka ki Puketeraki</u></li><li>• <u>Te Runanga o Otakou</u></li><li>• <u>Hokonui Runaka</u></li><li>• <u>Te Runanga o Oraka-Aparima</u></li><li>• <u>Te Runanga o Awarua</u></li></ul> <u>Waihopai Runaka</u>		

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<b>Point Number</b>	810.17	<b>Provision:</b>	5 Tangata Whenua > 50-5.2 Ngai Tahu / Kai Tahu
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend the typographical error in this section, namely:  'whakawhanaungatanga'		

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<b>Point Number</b>	810.18	<b>Provision:</b>	5 Tangata Whenua > 50-5.2 Ngai Tahu / Kai Tahu
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend this sub-section as follows:  <u>Wahi tapuna</u> <u>Wahi tapuna</u> are landscapes and places that embody the relationship of Ngai Tahu and their culture and traditions with their ancestral lands, water, sites, <u>wahi tapu</u> and other taonga. The term refers to places that hold the respect of the people in accordance with tikanga.		

In addition to urupa, physical resources such as landforms, mountains and ranges, remaining areas of indigenous vegetation, springs, and waterways are examples of ~~wahi tapu~~ wahi tupuna.

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**Point Number** 810.19 **Provision:** 5 Tangata Whenua > 50-5.2 Ngai Tahu / Kai Tahu

**Position:** Not Stated

**Summary of Submission** Amend the typographical error:

The species are integral to mahinga kai and nohoanga, and can be also used as tohu (or indicators in this context) of environmental health and ~~Ngai Tau~~ Ngai Tahu values, uses and associations.

---

**Point Number** 810.20 **Provision:** 5 Tangata Whenua > 65-5.3 Issues and Outcomes sought by Ngai Tahu

**Position:** Not Stated

**Summary of Submission** Change the heading from ~~'Issues and outcomes for Ngai Tahu~~ to 'Issues and Outcomes for Manawhenua'. Expand this section as follows:

**Issues**

- Increasing land use intensification, especially increasing dairying and subdivision.
- Effects of land use change and development including stormwater management on wahi tupuna, mahinga kai and water quality.
- Access to wahi tupuna.
- Taonga species and related habitats
- Limited opportunities for engagement in resource management in the District.

Add to the Outcomes further bullet points:

- Recognition and protection of Manawhenua values, rights and interests in the District.

Engagement of Manawhenua in resource management within the District.

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**Point Number** 810.21 **Provision:** 5 Tangata Whenua > 68-5.4 Objectives and Policies > 69-5.4.1

**Position:** Not Stated

**Summary of Submission** **Amend Policy 5.4.1.1**

Ensure that Ngai Tahu Papatipu Runanga are engaged in resource management decision-making and implementation on matters that affect ~~Ngai Tahu~~ Manawhenua values, rights and interests, in accordance with the principles of the Treaty of Waitangi.

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**Point Number** 810.22 **Provision:** 5 Tangata Whenua > 68-5.4 Objectives and Policies > 69-5.4.1

**Position:** Not Stated

**Summary of Submission** **Amend Policy 5.4.1.2**

Actively foster effective partnerships and relationships between the Queenstown Lakes District Council and Ngai Tahu Papatipu Runanga Manawhenua.

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**Point Number** 810.23 **Provision:** 5 Tangata Whenua > 68-5.4  
Objectives and Policies > 69-5.4.1

**Position:** Not Stated

**Summary of Submission** **Amend Policy 5.4.1.4**

Recognise that only ~~tangata whenua~~ Manawhenua can identify their relationship and that of their culture and traditions with their ancestral lands, water, sites, wahi tapu, topuni and other taonga.

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**Point Number** 810.24 **Provision:** 5 Tangata Whenua > 68-5.4  
Objectives and Policies > 70-5.4.2

**Position:** Not Stated

**Summary of Submission** **Amend Objective 5.4.2 and Policy 5.4.2.1:**

Objective 5.4.2 - Provide for a ~~Ngai Tahu~~ Manawhenua presence in the built environment.

Policy 5.4.2.1 Collaborate with ~~Ngai Tahu~~ Manawhenua in the design of the built environment including planting, public spaces, use of ~~Ngai Tahu~~ Manawhenua place names and interpretive material.

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**Point Number** 810.25 **Provision:** 5 Tangata Whenua > 68-5.4  
Objectives and Policies > 71-5.4.3

**Position:** Not Stated

**Summary of Submission** **Amend Objective 5.4.3 and Policy 5.4.3.1**

Objective 5.4.3 - Protect ~~Ngai Tahu~~ Manawhenua taonga species and related habitats.

Policies 5.4.3.1 Where adverse effects on taonga species and habitats of significance to Manawhenua ~~Ngai Tahu~~ cannot be avoided, remedied or mitigated, consider environmental compensation as an alternative.

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**Point Number** 810.26 **Provision:** 5 Tangata Whenua > 68-5.4  
Objectives and Policies > 72-5.4.4

**Position:** Not Stated

**Summary of Submission** **Amend Policy 5.4.4.1**

Enable Ngai Tahu to protect, develop and use Maori land in a way consistent with their culture

and traditions, and economic, cultural and social aspirations including papakainga housing.

---

**Point Number** 810.27 **Provision:** 5 Tangata Whenua > 68-5.4  
Objectives and Policies > 73-5.4.5

**Position:** Not Stated

**Summary of Submission** **Amend Policies 5.4.5.3 and 5.4.5.4:**  
Policy 5.4.5.3 Enable ~~Ngai Tahu~~ Manawhenua to provide for ~~its~~ their contemporary uses and associations with wahi tupuna.  
Policy 5.4.5.4 Avoid where practicable, adverse effects on the relationship between ~~Ngai Tahu~~ Manawhenua and the wahi tupuna.

---

**Point Number** 810.28 **Provision:** 5 Tangata Whenua > 74-  
5.5Methods

**Position:** Not Stated

**Summary of Submission** **Change all references from ~~Ngai Tahu~~ to Manawhenua, with the exception of the reference to nohoanga, namely:**  
Preservation of Ngai Tahu's use of nohoanga sites, and their settings and values, for their intended purpose, including vehicle and pedestrian access onto the sites and to adjacent waterbodies.

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## Chapter 6 - Landscape

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

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**Point Number** 21.38 **Provision:** 81-6 Landscape  
**Position:** Support  
**Summary of Submission** Supports the provisions.

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**Point Number** 21.39 **Provision:** 81-6 Landscape  
**Position:** Support  
**Summary of Submission** Supports the provisions.

---

**Submitter Number:** 22 **Submitter:** Raymond Walsh  
**Contact Name:** **Email:** alywalsh30@gmail.com  
**Address:** P.O.Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305

---

**Point Number** 22.1 **Provision:** 81-6 Landscape  
**Position:** Support  
**Summary of Submission** Supports the provisions.

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<b>Submitter Number:</b>	98	<b>Submitter:</b>	Juie Q.T. Limited
<b>Contact Name:</b>	Tony Ray	<b>Email:</b>	tray@mactodd.co.nz
<b>Address:</b>	PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		
<b>Point Number</b>	98.2	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Re-draw (if necessary) the boundary between ONL and RLC to follow the northern boundary of Lots 1,3,4 DP 427059 (refer attached plan).		

<b>Submitter Number:</b>	110	<b>Submitter:</b>	Alan Cutler
<b>Contact Name:</b>		<b>Email:</b>	a.g.cutler@gmail.com
<b>Address:</b>	48 Alison Avenue, Albert Town, Wanaka, New Zealand, 9305		
<b>Point Number</b>	110.2	<b>Provision:</b>	81-6 Landscape > 83-6.2 Values
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Reword, it needs to be more descriptive and acknowledge inherent values and character of the Districts Rural Landscapes especially those categorized as ONF and ONL.		
<b>Point Number</b>	110.3	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add a clause to address modern large scale industrial farming technologies, ie pivot irrigators.		
<b>Point Number</b>	110.14	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The ONF line on the true right bank either side of the SH bridge must extend beyond the edge of the river.		

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<b>Point Number</b>	110.15	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6 > 120-6.3.6.1
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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<b>Summary of Submission</b>	Add the word 'visual' to sentence. I.e. "quality, character and visual amenity values
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<b>Point Number</b>	110.16	<b>Provision:</b>	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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<b>Summary of Submission</b>	Add a clause to address modern large scale industrial farming technologies, ie pivot irrigators.
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<b>Submitter Number:</b>	115	<b>Submitter:</b>	Florence Micoud
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<b>Contact Name:</b>		<b>Email:</b>	florencemicoud@gmail.com
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<b>Address:</b>	57 Kennedy Crescent, Wanaka, New Zealand, 9305		
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<b>Point Number</b>	115.4	<b>Provision:</b>	81-6 Landscape
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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<b>Summary of Submission</b>	Landscape is not only visual. Add noise regulations: On the lakes and rivers near habitations, speed limits must be reduced to a speed so that engines can't be heard from the shore. Sundays should be chainsaw, lawnmowers and loud machinery free. Banning chemical pesticides and fertilisers use or at least restrict it significantly.
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<b>Submitter Number:</b>	117	<b>Submitter:</b>	Maggie Lawton
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<b>Contact Name:</b>		<b>Email:</b>	maggie@futurebydesign.co.nz
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<b>Address:</b>	3 Maggies Way, Wanaka, New Zealand, 9305		
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**Point Number** 117.2 **Provision:** 81-6 Landscape

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

**Summary of Submission** Ensure that Outstanding Natural Landscapes include wetlands and waterways within urban and rural areas.

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**Point Number** 117.14 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 94-6.3.1.9

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

**Summary of Submission** Clarify linkages with indigenous vegetation and biodiversity.

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**Point Number** 117.15 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 103-6.3.2.5

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

**Summary of Submission** Ensure that Outstanding Natural Landscapes include wetlands and waterways within urban and rural areas.

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**Point Number** 117.16 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 123-  
6.3.7Objective 7 > 124-6.3.7.1

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

**Summary of Submission** Ensure that Outstanding Natural Landscapes include wetlands and waterways within urban and rural areas.

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**Submitter Number:** 121 **Submitter:** Lindsay Topp

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

**Address:** PO Box 553, Queenstown , New Zealand, 9348

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**Point Number** 121.1 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission** The proposed district planning maps are amended to reflect the court approved boundary between the landscape categories over Lot 1 and 2 DP476278, relating to land to the west of Alec Robbins Road as shown on planning map 30.

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**Submitter Number:** 145 **Submitter:** Upper Clutha Environmental Society (Inc)

**Contact Name:** Julian Haworth **Email:** uces@xtra.co.nz

**Address:** 245 Hawea Back Road, Wanaka, New Zealand, 9382

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**Point Number** 145.9 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2

**Position:** Not Stated

**Summary of Submission** That the Operative District Plan assessment matter 5.4.2.2.3. (d) is changed so that the words "the following matters shall be taken into account" are replaced by the words "the Council shall be satisfied that the following matters have been complied with:".

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**Point Number** 145.12 **Provision:** 81-6 Landscape

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

**Summary of Submission** The Glentarn decision near Glenorchy (C10/2009 Glentarn Group Ltd. V. QLDC) holds that the provisions of the Operative District Plan can only be interpreted as being very supportive of farming.

The provisions contained in the Operative District Plan be amended to tighten and clarify rules associated with farming activity on small lots such that "the primacy of landscape outcomes" are realised.

The Society seeks, as one possible option, changes to the Operative District Plan as follows:

The Operative District Plan policy 5.2.1.5 reads:

*1.5 Provide for a range of buildings allied to rural productive activity and worker accommodation*

The Society seeks this policy is amended in the Operative District Plan to read:

*1.5 Provide for a range of buildings allied to and necessary for the exercise of rural productive activity and worker accommodation. Any residential building proposed on the grounds that it is allied to and necessary for rural productive activity shall be subject to the same landscape*

*assessment as any other proposed residential building and no weight shall be given in this assessment to associated rural productive activity.*

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**Point Number** 145.18 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission** The retention of the rural areas objectives and policies, assessment matters and rules in the exact form that they appear in the Operative District Plan except for the amendments to them sought by the Society in other separate submissions to the Proposed District Plan made at this time.

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**Point Number** 145.21 **Provision:** 81-6 Landscape

**Position:** Not Stated

**Summary of Submission** The name of the Outstanding Natural Landscape (Wakatipu Basin) landscape category is changed to Outstanding Natural Landscape.

It seeks that all of the provisions in the Operative District Plan that apply or in any way relate to Outstanding Natural Landscape (Wakatipu Basin), meaning the objectives, policies, assessment matters and rules and any other matters, are retained in the District Plan in the exact same form as in the Operative District Plan and that these provisions are applied to the new single Outstanding Natural Landscape category throughout the District.

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**Point Number** 145.30 **Provision:** 81-6 Landscape

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

**Summary of Submission** The Society seeks the collapsing of the existing 5 landscape categorisations (Outstanding Natural Landscape (Wakatipu Basin), Outstanding Natural Landscapes (District Wide), Outstanding Natural Features, Visual Amenity Landscape and Other Rural Landscape) into 3 landscape categorisations, Outstanding Natural Landscape, Outstanding Natural Features and Rural Landscape.

The Society seeks that all of the existing provisions relating to Visual Amenity Landscape (objectives, policies, assessment matters, rules and any other provisions) are retained in the District Plan in the exact same form as in the Operative District Plan\*. The Society seeks that all of these Visual Amenity Landscape provisions are applied to the new RLC landscape category.

\* except for amalgamating Other Factors and Positive Effects into one single assessment matter section that applies to all 3 proposed landscape categories, deleting all text in Parts 4 and 5 relating to "Explanation and Principal Reasons for Adoption" and "Implementation Methods", changing the cumulative effects assessment matter to a test (see separate submission) and the addition to the Part 5 Operative District Plan assessment matters of a clustering design and density assessment matter and a spatial development tool (see separate submission).

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**Point Number** 145.33 **Provision:** 81-6 Landscape

**Position:** Oppose

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

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

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**Submitter Number:** 168 **Submitter:** Garry Strange

**Contact Name:** **Email:** gstrange02@gmail.com

**Address:** pobox579, closeburn, queenstown, nz, 9348

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**Point Number** 168.3 **Provision:** 81-6 Landscape > 131-6.4 Rules

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

**Summary of Submission** the council address the different zonings of Wilson bay and remove from outstanding natural landscape.

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**Submitter Number:** 177 **Submitter:** Universal Developments Limited

**Contact Name:** Andrew Lovelock **Email:** andrew.lovelock@gallawaycookallan.co.nz

**Address:** PO Box 450, Wanaka, New Zealand, 9343

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**Point Number** 177.11 **Provision:** 81-6 Landscape

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

**Summary of Submission** Amend the planning maps so that the ONL lines are only shown on land that is zoned rural.

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**Submitter Number:** 187 **Submitter:** Nicholas Kiddle  
**Contact Name:** **Email:** nikkiddle@yahoo.com  
**Address:** 249 Frankton Road, Queenstown, New Zealand, 9300

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**Point Number** 187.3 **Provision:** 81-6 Landscape  
**Position:** Support  
**Summary of Submission** Supports the provisions

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**Submitter Number:** 197 **Submitter:** Jeffrey Hylton  
**Contact Name:** **Email:** truegrit25.06productions@xtra.co.nz  
**Address:** Box, Queenstown, Queenstown, New Zealand, 9300

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**Point Number** 197.21 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1  
**Position:** Support  
**Summary of Submission** Supports the provisions

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

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<b>Point Number</b>	221.8	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the ONL lines are re-evaluated and are removed from areas that include pastoral farmland, residential areas and medium density zones.		

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<b>Submitter Number:</b>	238	<b>Submitter:</b>	NZIA Southern and Architecture + Women Southern
<b>Contact Name:</b>	NZIA and Architecture+Women Southern Southern	<b>Email:</b>	nortyqt@xtra.co.nz
<b>Address:</b>	486, queenstown, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	238.3	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	There is a high emphasis on rural land in this chapter. It is also based almost entirely around preserving the natural or physical landscape. Landscape does not have boundaries. It continues right into the centre of our town centres and this needs to be recognised. Our urban environment – streets, parks, reserves, beaches and lake edges, built heritage and urban form are all an integral part of landscape. Landscape should be considered holistically Farming is a cultural construct, farmers are custodians of the land not museum curators.		

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<b>Point Number</b>	238.83	<b>Provision:</b>	81-6 Landscape > 82-6.1 Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Supports in part.</p> <p>Requests Council add natural and urban to first paragraph:</p> <p><i>6.1 Purpose</i>  <i>The purpose of this chapter is to recognise the <u>natural and urban</u> landscape as a significant resource to the district and region. This resource requires protection from inappropriate activities that could degrade its qualities, character and values.</i></p>		

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<b>Point Number</b>	238.84	<b>Provision:</b>	81-6 Landscape > 83-6.2 Values
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports in part.		



Add sentence below first paragraph and amend as follows:

*The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open and urban spaces and environmental image.*

*The District's natural landscapes are experienced by residents and visitors at the 6 major town centres ( Queenstown, Wanaka, Arrowtown, Frankton, Kingston & Glenorchy).*

*The quality of these town centre urban landscapes, and how they relate to natural landscape is integral to the natural landscape experience.*

*The natural and physical landscapes consist of a variety of landforms created by uplift and glaciations, which include mountains, ice-sculpted rock, scree slopes, moraine, fans, a variety of confined and braided river systems, valley floors and lake basins. These distinct landforms remain easily legible and strong features of the present landscape.*

*Indigenous vegetation also contributes to the quality of the District's landscapes. Whilst much of the original vegetation has been modified, the colour and texture of indigenous vegetation within these landforms contribute to the distinctive identity of the District's landscapes.*

*The open character of ~~productive farmland~~ rural land is ~~a key one key~~ one key element of the landscape character which can be vulnerable to degradation from subdivision, development and non-farming activities. The prevalence of large ~~farms and~~ landholdings contributes to the open space and rural working character of the landscape. The predominance of open space over housing and related domestic elements is a strong determinant of the character of the District's rural landscapes. Some rural areas, particularly those closer to Queenstown and Wanaka town centres and within parts of the Wakatipu Basin, have an established pattern of housing on smaller landholdings. The landscape character of these areas has been modified by vehicle accesses, earthworks and vegetation planting for amenity, screening and shelter, which have reduced the open character exhibited by larger scale ~~farming activities~~. landholdings While acknowledging these rural areas have established housing, a substantial amount of subdivision and development has been approved in these areas and the landscape values of these areas are vulnerable to degradation from further subdivision and development. It is realised that rural lifestyle development has a finite capacity if the District's distinctive rural and open landscape values are to be sustained. ...etc*

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<b>Point Number</b>	238.85	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<i>Add <u>Objective 6.3.9</u> <u>Recognise the importance of high quality town centre landscapes within the District's natural landscape.</u> Add related policy <u>6.3.9.1</u> <u>Recognise the contribution quality urban design and streetscapes make to the landscape experience.</u> 6.3.1.10 amend <u>Recognise that <del>low intensity pastoral farming</del> many activities on <u>both large and small</u> landholdings contributes to the District's landscape character</u></i>		

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<b>Point Number</b>	238.86	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 95-6.3.1.10
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<i>6.3.1.10 amend <u>Recognise that <del>low intensity pastoral farming</del> many activities on <u>both large and small</u> landholdings contributes to the District's landscape character</u></i>		

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

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<b>Point Number</b>	248.13	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	If Lot 1 remains split zoned as demarcated on Planning Map 29 of the PDP, submitter opposes in part objective 6.3.1 which states that the District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development. This objective should provide the flexibility of avoiding, remedying or mitigating adverse effects in all landscapes.		

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<b>Point Number</b>	248.14	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	If Lot 1 remains split zoned as demarcated on Planning Map 29 of the PDP, submitter opposes in part Objective 6.3.2 and the policies that give effect to this objective, when dealing with cumulative effects.		

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<b>Point Number</b>	248.15	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	If Lot 1 remains split zoned as demarcated on Planning Map 29 of the PDP, submitter opposes in part Policy 6.3.5.2 which seeks to avoid adverse effects from subdivision and development. This policy should be amended so there is flexibility of avoiding, remedying or mitigating adverse effects in the specified Rural Landscapes.		

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<b>Point Number</b>	248.16	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 116-6.3.5.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission**

If Lot 1 remains split zoned as demarcated on Planning Map 29 of the PDP, submitter opposes in part Policy 6.3.5.4 which seeks to avoid planting and screening, particularly along roads and boundaries, which in turn could degrade openness where such openness is an important part of the landscape quality or character. Planting and screening is often an effective mitigation method that avoids adverse effects of subdivision and development within the rural zone.

**Point Number**

248.17

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 112-  
6.3.5 Objective 5 > 118-6.3.5.6

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

If Lot 1 remains split zoned as demarcated on Planning Map 29 of the PDP, submitter opposes in part Policy 6.3.5.6 which states that regard should be had to the adverse effects from subdivision and development on the open landscape character where it is open at present. This policy in effect is seeking to maintain open space in the rural zone, irrespective of the landscape classification.

**Submitter Number:**

249

**Submitter:**

Willowridge Developments Limited

**Contact Name:**

Alison Devlin

**Email:**

alison@willowridge.co.nz

**Address:**

PO Box 170, Dunedin, New Zealand, 9054

**Point Number**

249.9

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 88-6.3.1.3

**Position:**

Oppose

**Summary of Submission**

Change Policy 6.3.1.3 to 'That subdivision and development proposals located within the Outstanding Natural Landscape or an

Outstanding Natural Feature be assessed against assessment matters in provisions 21.7.1 and 21.7.3 ~~because subdivision and~~

~~development is inappropriate in almost all locations, meaning successful applications will be exceptional cases.'~~

**Submitter Number:**

251

**Submitter:**

PowerNet Limited

**Contact Name:**

Megan Justice

**Email:**

megan.justice@mitchellpartnerships.co.nz

**Address:** PO Box 489, Dunedin, New Zealand, 9054

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**Point Number** 251.4 **Provision:** 81-6 Landscape > 83-6.2 Values

**Position:** Support

**Summary of Submission** Support in part. PowerNet seeks that the following paragraph be included after paragraph six: *It is acknowledged that at times infrastructure has a functional, technical or safety related requirement to be located or established at a certain site or in a certain area. In these situations infrastructure shall be located and designed to minimise, insofar as practicable and without impacting the operational and safety requirements of the infrastructure, the potential for adverse effects on the particular landscape character and/or visual amenity values inherent at the site.*

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**Point Number** 251.5 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3

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

**Summary of Submission** PowerNet seeks that the following new policy be inserted after Policy *6.3.1.3 Infrastructure within the Outstanding Natural Landscape or Outstanding Natural Feature or Rural Landscapes shall be acknowledged as appropriate development where there is a functional, technical or safety related requirement for that location.*

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**Point Number** 251.6 **Provision:** 81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 133-6.4.1.1

**Position:** Support

**Summary of Submission** Support in part. PowerNet seeks the following amendment to this clause: *The term 'subdivision and development' includes subdivision, identification of building platforms, any buildings and associated activities such as roading, earthworks, lighting, landscaping, planting and boundary fencing and access / gateway structures. The term 'subdivision and development' does not include infrastructure structures and activities that are not associated with the subdivision and development.*

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**Submitter Number:** 255 **Submitter:** N.W. & C.E. BEGGS

**Contact Name:** Noel Beggs **Email:** beggsy@xtra.co.nz

**Address:** 154 Centennial Avenue, RD 1, Queenstown, New Zealand, 9371

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<b>Point Number</b>	255.4	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Confirm Objective 6.3.2 is adopted and enforced, with special note taken as it relates to Arrowtown and surrounding area
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<b>Point Number</b>	255.5	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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<b>Summary of Submission</b>	That a policy be included to; Provide a separate regulatory regime for the wider Arrowtown area which encompasses the existing Arrowtown Urban Growth Boundary, identified as the Arrowtown Character Zone, in recognition of its contribution to tourism and heritage while controlling the impact of buildings, earthworks, and building density on the wider environment.
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<b>Submitter Number:</b>	265	<b>Submitter:</b>	Phillip Bunn
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<b>Contact Name:</b>		<b>Email:</b>	phillipbunn@outlook.com
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<b>Address:</b>	297 Morven Ferry Road, RD 1, Queenstown, New Zealand, 9371		
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<b>Point Number</b>	265.9	<b>Provision:</b>	81-6 Landscape
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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<b>Summary of Submission</b>	Requests the ONL lines be reviewed.
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Submitter objects to the ONL lines which have been drawn on the new district plan maps. Submitter notes that in the Morven Ferry Neighbourhood (shown on proposed planning map 30) it has been drawn in where there was no line before, running through paddocks that have been ploughed and heavily modified. On the submitters neighbouring property Doonholm the ONL line has been shown on the developed paddocks well out from the base of Morven Hill, and considers that this line should be moved back to the paper road at the base of Morven Hill. Requests that the ONL line should actually run up and over the top of Morven Hill leaving the back side away from Lake Hayes open for recreational development such as down hill mountain biking.

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<b>Submitter Number:</b>	282	<b>Submitter:</b>	Sarah Burdon
<b>Contact Name:</b>		<b>Email:</b>	sarah.burdon@xtra.co.nz
<b>Address:</b>	Private Bag 9001, Wanaka, New Zealand, 9343		

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<b>Point Number</b>	282.1	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the classification ONL be removed from the Lake Hawea Holiday Park (shown on Proposed Planning Map 17) and surrounding area ~23 ha. This area should be considered as being within the Rural Landscape Classification.		

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<b>Submitter Number:</b>	285	<b>Submitter:</b>	Debbie MacColl
<b>Contact Name:</b>		<b>Email:</b>	deb.maccoll@gmail.com
<b>Address:</b>	74 Jean Robins Drive, RD 1, Queenstown, New Zealand, 9371		

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<b>Point Number</b>	285.8	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>That ONL lines be deleted from the Proposed District Plan and replaced when consultation form the community has taken place.</p> <p>ONL should not include any flat land in the Wakatipu Basin that has been modified by pastoral farming.</p> <p>The ONL line should be deleted around the top of the Rural Residential on Morven Hill (shown on Proposed Planning Map 30) and placed at a level that is slightly higher than the saddle at the Western end of Morven Hill. This would then protect the view from Lake Hayes of the Western side of Morven Hill. The line on the Eastern side of Morven Hill now is also through ploughed paddocks and puts more than one residential house in ONL. The line should be deleted.</p> <p>The ONL around Punt Hill, (the Hill on the western side of Morven Ferry Road adjacent to the Kawarau River) should be deleted and placed on the front side of the hill above the track at power transmission line height.</p>		

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<b>Point Number</b>	285.9	<b>Provision:</b>	81-6 Landscape > 84-6.3
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**Position:** Oppose

**Summary of Submission** delete 6.3.2

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**Point Number** 285.10 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 104-  
6.3.3 Objective 3

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

**Summary of Submission** change the ONL line back to where it was before and define features you are trying to protect

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**Point Number** 285.11 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 107-  
6.3.4 Objective 4

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

**Summary of Submission** ONL should not cover any small scale land holding especially those that have been modified for pastoral farming for over 100 years +. Where ONL is on large scale holdings farmers should have the rights to complete normal farming practice.

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**Point Number** 285.12 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 112-  
6.3.5 Objective 5

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

**Summary of Submission** delete 6.3.5.2

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**Point Number** 285.13 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 126-  
6.3.8 Objective 8

**Position:** Support

**Summary of Submission** enable commercial, recreation, accommodation and tourism related activities in the rural areas.

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**Submitter Number:** 288  
**Submitter:** Barn Hill Limited  
**Contact Name:**  
**Email:** firgrovefarm@gmail.com  
**Address:** 297 Morven Ferry Road, RD 1, Queenstown, New Zealand, 9371

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**Point Number** 288.2  
**Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1

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

**Summary of Submission** Delete the ONL lines from property that has been highly modified and keep the status quo from current plan.

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**Submitter Number:** 294  
**Submitter:** Steven Bunn  
**Contact Name:**  
**Email:** smrjbunn@gmail.com  
**Address:** Unknown, Botany Downs, Auckland, New Zealand, 2010

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**Point Number** 294.2  
**Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1

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

**Summary of Submission** Retain ONL as it is at present or identify ONL with community involvement. ONL features do not need to be joined up like a chain all over the district

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**Submitter Number:** 300  
**Submitter:** Rob Jewell  
**Contact Name:**  
**Email:** robjewell2012@gmail.com  
**Address:** 126 Kings Drive, Wanaka, 9305

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**Point Number** 300.2  
**Provision:** 81-6 Landscape > 84-6.3



**Position:** Support

**Summary of Submission** Supports the provision

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**Point Number** 300.3 **Provision:** 81-6 Landscape > 131-6.4 Rules

**Position:** Support

**Summary of Submission** Supports the provision

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**Submitter Number:** 313 **Submitter:** John Langley

**Contact Name:** **Email:** jd.langley@icloud.com

**Address:** PO Box 38, Lake Hawea, New Zealand, 9345

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**Point Number** 313.1 **Provision:** 81-6 Landscape

**Position:** Support

**Summary of Submission** Recommends that the District plan requires a separate chapter for "Protecting the night sky" which clearly spells out the Purpose, Objective and Policy and provides guidance to readers as to the Other Provisions and Rules in other Chapters which relate to this Purpose.

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**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

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**Point Number** 315.4 **Provision:** 81-6 Landscape

**Position:** Support

**Summary of Submission** Supports the inclusion of RLC as a landscape classification.

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**Point Number** 315.5 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission** Rejects the arbitrary use of ONL. Specifically, rejects that ONL should only be applied in areas that would be more suited to a comprehensive and systematic application of RLC. Seek to redefine the boundaries of RLC and ONL.

---

**Submitter Number:** 325 **Submitter:** Solobio Ltd - owner of Matukituki Station

**Contact Name:** John Young **Email:** duncan.white@ppgroup.co.nz

**Address:** PO Box 283, Wanaka, New Zealand, 9343

---

**Point Number** 325.1 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1

**Position:** Support

**Summary of Submission** Approve Policies 6.3.1.1, 6.3.1.2, 6.3.1.10 and 6.3.1.11 as notified.

---

**Point Number** 325.2 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4

**Position:** Support

**Summary of Submission** Confirm this Objective and Policies 6.3.4.1 - 6.3.4.4, particularly Policy 6.3.4.2 as notified.

---

**Point Number** 325.8 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 86-6.3.1.1

**Position:** Support

**Summary of Submission** Approve policy as notified.

---

**Point Number** 325.9 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 87-6.3.1.2

**Position:** Support

**Summary of Submission** Approve policy as notified.

---

**Point Number** 325.10 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 95-6.3.1.10

**Position:** Support

**Summary of Submission** Approve policy as notified.

---

**Point Number** 325.11 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11

**Position:** Support

**Summary of Submission** Approve policy 6.3.1.11 as notified.

---

**Point Number** 325.12 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 108-6.3.4.1

**Position:** Support

**Summary of Submission** Confirm this policy

---

**Point Number** 325.13 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 109-6.3.4.2

**Position:** Support

**Summary of Submission** Confirm this policy

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<b>Point Number</b>	325.14	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 110-6.3.4.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm this policy		

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<b>Point Number</b>	325.15	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 111-6.3.4.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm this policy		

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<b>Submitter Number:</b>	335	<b>Submitter:</b>	Nic Blennerhassett
<b>Contact Name:</b>		<b>Email:</b>	nickblen@kinect.co.nz
<b>Address:</b>	P O Box 215, Wanaka, New Zealand, 9343		

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<b>Point Number</b>	335.5	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Map 22 I support the re-alignment of the ONL line to its proposed position along Ruby Island Road		

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<b>Submitter Number:</b>	338	<b>Submitter:</b>	Middleton Family Trust
<b>Contact Name:</b>	Nick Geddes	<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	PO Box 553, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	338.5	<b>Provision:</b>	81-6 Landscape
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**Position:** Oppose

**Summary of Submission** Oppose the landscape line and request the landscape line boundary be amended to reflect that approved by Environment Court decision C169/2000.

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**Submitter Number:** 340 **Submitter:** Ros & Dennis Hughes

**Contact Name:** **Email:** roshughes@gmail.com

**Address:** 182 Lakeview Terrace, RD 2, Lake Hawea, New Zealand, 9382

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**Point Number** 340.1 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 93-6.3.1.8

**Position:** Support

**Summary of Submission** As manage and lessen the negative impacts on the Districts night skies. Requests that the lighting provisions for new developments also apply to a planned district-wide upgrade of the existing lighting infrastructure. Refer to the Dunedin City's Council draft Energy Plan 1.0, which supports a lighting asset renewal process to upgrade street lighting from low pressure sodium to LED. Saving maintenance and energy costs.

---

**Point Number** 340.4 **Provision:** 81-6 Landscape

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

**Summary of Submission** Request that greater prominence to the significant of Night Sky as a key aspect of the District's Natural Environment by including its in the Natural Environment and designating it an Outstanding Natural Feature or Element.

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**Submitter Number:** 353 **Submitter:** Kristan Stalker

**Contact Name:** **Email:** kristan\_stalker@hotmail.com

**Address:** 36 Myles Way, Lower Shotover, Queenstown, 9304

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**Point Number** 353.2 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission** Amend the landscape lines on the planning map 30 affecting Slope Hill.

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**Submitter Number:** 355 **Submitter:** Matukituki Trust

**Contact Name:** Louise Taylor **Email:** louise.taylor@mitchellpartnerships.co.nz

**Address:** PO Box 489, Dunedin, 9054

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**Point Number** 355.4 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1

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

**Summary of Submission** Support in part.

Amend Objective 6.3.1 as follows:  
*The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision, use and development.*

---

**Point Number** 355.5 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3

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

**Summary of Submission** Amend Policy 6.3.1.3 as follows:  
*That subdivision and development proposals located within ~~the~~ an Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 ~~because subdivision and development is inappropriate in almost all locations, meaning successful applications will be exceptional cases.~~*

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**Point Number** 355.6 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 89-6.3.1.4

**Position:** Oppose

**Summary of Submission** Opposes the provision.

Amend Policy 6.3.1.4 as follows:  
*That subdivision and development proposals located within the Rural Landscape be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 ~~because subdivision and~~*

*development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.*

---

**Point Number** 355.7 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 97-6.3.1.12

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

**Summary of Submission** Opposes in part. It is submitted that the Policy be amended to indicate the need for a method to indicate the location and nature of values to which particular regard is required to be had.

Amend Policy 6.3.1.12 as follows:

*Recognise and provide for the protection of Outstanding Natural Features and Landscapes from inappropriate subdivision, use and development with particular regard given to values identified by a method in this Plan relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including Tōpuni.*

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**Point Number** 355.8 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3

**Position:** Oppose

**Summary of Submission** Delete the Objective as it is ambiguous.

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**Point Number** 355.9 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3 > 105-6.3.3.1

**Position:** Oppose

**Summary of Submission** Delete the policy as it is unclear.

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**Point Number** 355.10 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3 > 106-6.3.3.2

**Position:** Oppose

**Summary of Submission** Delete the policy as the term “degrade” is unnecessarily subjective.

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**Point Number** 355.11 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4

**Position:** Oppose

<b>Summary of Submission</b>	Amend this Objective to specify the protection that is required and what aspects/elements/characteristics/values of ONL's are to be maintained or enhanced.		
<b>Point Number</b>	355.12	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 110-6.3.4.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy 6.3.4.3 as it duplicates the direction provided by Policy 6.3.4.1.		
<b>Point Number</b>	355.18	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Any additional, alternative or consequential relief necessary or appropriate to address the matters raised in this submission (including the general submission at para 4.2 ) and/or the relief requested in this submission, including any such other combination of plan provisions, objectives, policies, rules and standards provided that the intent of this submission is enabled.		

<b>Submitter Number:</b>	356	<b>Submitter:</b>	X-Ray Trust Limited
<b>Contact Name:</b>	Louise Taylor	<b>Email:</b>	louise.taylor@mitchellpartnerships.co.nz
<b>Address:</b>	PO Box 489, Dunedin, 9054		
<b>Point Number</b>	356.5	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 90-6.3.1.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy 6.3.1.5.		
<b>Point Number</b>	356.6	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11
<b>Position:</b>	Support		



**Summary of Submission** Retain Policy 6.3.1.11 as notified.

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**Point Number** 356.7 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2

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

**Summary of Submission** Amend Objective 6.3.2 as follows: "Avoid, remedy or mitigate adverse cumulative effects on landscape character and visual amenity values caused by incremental subdivision and development."

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**Point Number** 356.8 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2

**Position:** Not Stated

**Summary of Submission** Amend Policy 6.3.5.2, as follows: "Avoid, remedy, or mitigate adverse effects from subdivision and development that are: • Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and • Visible from public roads."

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**Point Number** 356.9 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 115-6.3.5.3

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

**Summary of Submission** Amend Policy 6.3.5.3, as follows: "Avoid planting and screening, particularly along roads and boundaries, which would have significant adverse effects on ~~degrade~~ existing openness-landscape character where such openness is an important part of the landscape quality or character."

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**Point Number** 356.10 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 116-6.3.5.4

**Position:** Support

**Summary of Submission** Retain Policy 6.3.5.4 as notified

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**Point Number** 356.35 **Provision:** 81-6 Landscape

**Position:** Not Stated

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

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

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<b>Point Number</b>	373.11	<b>Provision:</b>	81-6 Landscape
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Chapter 6 is generally supported so far as it recognises and provides for the protection of outstanding natural landscapes and features, as well as avoiding adverse cumulative effects on those values. It is noted that many of the districts outstanding natural landscapes and natural features will be located on land managed by the Department of Conservation.
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<b>Point Number</b>	373.12	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7Objective 7
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Retain as notified.
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<b>Submitter Number:</b>	375	<b>Submitter:</b>	Jeremy Carey-Smith
<b>Contact Name:</b>		<b>Email:</b>	amyw@brownandcompany.co.nz
<b>Address:</b>	PO Box 1467, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	375.7	<b>Provision:</b>	81-6 Landscape > 83-6.2 Values
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	<i>The following changes are sought:</i>
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## 6.2 Values

[...]

*While acknowledging these rural areas have established housing, a substantial amount of subdivision and development has been approved in these areas and the landscape values of these areas are vulnerable to degradation from further subdivision and development. It is realised that rural lifestyle living development has a finite capacity if the District's distinctive rural landscape values are to be sustained.*

*However, rural living can be enabled in certain locations if landscape character and visual amenity values are not unduly compromised.*

OR

In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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<b>Point Number</b>	375.8	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<i>The following changes are sought:</i>  <i>6.3.1 Objective: The District contains and values Outstanding Natural Features, <u>and Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development and Rural Landscapes where the adverse effects of subdivision and development are appropriately managed.</u></i>		
	OR		
	In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.		

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<b>Point Number</b>	375.9	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 87-6.3.1.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The following changes are sought:  <b>Policy 6.3.1.2</b> Classify the Rural Zoned landscapes in the District as:		
	<ul style="list-style-type: none"><li>• Outstanding Natural Feature (ONF)</li><li>• Outstanding Natural Landscape (ONL)</li><li>• Rural Landscape Classification (RLC)</li></ul>		
	OR		
	In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.		

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<b>Point Number</b>	375.10	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	The following changes are sought:
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**Policy 6.3.1.3** That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, ~~be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision and development is are inappropriate in almost all most locations, meaning successful applications will be exceptional cases.~~

OR

In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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<b>Point Number</b>	375.11	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3 > 105-6.3.3.1
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	The following changes are sought:
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**Policy 6.3.3.1** Avoid subdivision and development on Outstanding Natural Features that does not protect, maintain or enhance the qualities of the relevant Outstanding Natural Features.

OR

In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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<b>Point Number</b>	375.12	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3 > 105-6.3.3.1
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	The following changes are sought:
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**Policy 6.3.3.1** Avoid subdivision and development on Outstanding Natural Features that does not protect, maintain or enhance the qualities of the relevant Outstanding Natural Features.

OR

In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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**Point Number** 375.13 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3 > 106-6.3.3.2

**Position:** Support

**Summary of Submission** The following changes are sought:

**Policy 6.3.3.2** Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Landscapes ~~adjacent to~~ adjoining Outstanding Natural Features ~~would~~ will not degrade the landscape quality, character and visual amenity of Outstanding Natural Features.

OR

In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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**Point Number** 375.14 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 108-6.3.4.1

**Position:** Support

**Summary of Submission** The following changes are sought:

Policy **6.3.4.1** Avoid subdivision and development that would ~~degrade~~ adversely affect the important qualities of the landscape character and amenity, particularly where there is no or little capacity to absorb change.

[...]

Policy 6.3.4.4 Have regard to the adverse effects of subdivision and development on the open landscape character where it is open at present.

OR

In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.

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**Submitter Number:** 378 **Submitter:** Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))

**Contact Name:** Kirsty O'Sullivan **Email:** kirsty.osullivan@mitchellpartnerships.co.nz

**Address:** PO Box 489, Dunedin, 9054

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**Point Number** 378.9 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission** Opposes the Outstanding Natural Landscape and submits that District Plan Map 19 is updated to reflect the ONL classification confirmed by the Environment Court in January 2005 (Decision Number C010/2005). The map attached as Annexure C of the submission depicts the accurate location of the ONL.

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**Point Number** 378.14 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3

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

**Summary of Submission** Oppose in part. Amend the policy as follows:  
*Policy 6.3.1.3*  
*That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provisions 21.7.1 and 21.7.3. ~~because subdivision and development is inappropriate in almost all locations, meaning successful applications will be exceptional cases.~~*

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**Point Number** 378.15 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 92-6.3.1.7

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

**Summary of Submission** Oppose in part. seeks that this policy is amended as follows:  
*Policy 6.3.1.7*  
*When locating urban growth boundaries or extending urban settlements through plan changes, avoid, remedy, or mitigate the effects of impinging on Outstanding Natural Landscapes or Outstanding Natural Features and minimise disruption to the values derived from open rural landscapes.*

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**Point Number** 378.16 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11

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

**Summary of Submission** Support in part. Amend the policy as follows:  
*Policy 6.3.1.11*  
*Recognise the importance of protecting the landscape character and visual amenity values, ~~particularly as~~ when viewed from public places.*

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**Point Number** 378.17 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2

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

**Summary of Submission** Oppose in part. seeks that this objective is amended as follows:  
*Objective 6.3.2*  
*Avoid, remedy or mitigate adverse cumulative effects on landscape character and visual amenity values caused by incremental subdivision and development.*

---

**Point Number** 378.18 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 100-6.3.2.2

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

**Summary of Submission** oppose in part. Seeks that is policy is amended as follows:  
*Policy 6.3.2.2*  
*Allow residential subdivision and development only in locations where adverse the District's landscape character and visual amenity effects are appropriately avoided, remedied or mitigated.*  
*~~would not be degraded.~~*

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**Point Number** 378.19 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 103-6.3.2.5

**Position:** Oppose

**Summary of Submission** Opposes the provision. Submits that the policy be deleted.

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**Point Number** 378.20 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 108-6.3.4.1

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

**Summary of Submission** Supports in part and submits that this policy is amended as follows:  
*Avoid, remedy or mitigate subdivision and development that would ~~degrade~~ result in adverse effects on the important qualities of the landscape character and amenity, particularly where there is no or little capacity to absorb change.*

---

**Point Number** 378.21 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 110-6.3.4.3

**Position:** Oppose

**Summary of Submission** Delete policy 6.3.4.3 as it is a near duplicate of Policy 6.3.1.11

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**Point Number** 378.22 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7Objective 7

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

**Summary of Submission** Amend the provisions as follows to ensure consistency with Section 6 of the RMA:

*Policy 6.3.7.1*

*Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape ~~and nature conservation biodiversity~~ values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.*

*Policy 6.3.7.2*

*Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's significant outstanding natural features and ~~distinctive~~ landscapes*

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**Point Number** 378.33 **Provision:** 81-6 Landscape

**Position:** Not Stated

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

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**Submitter Number:** 380 **Submitter:** Villa delLago

**Contact Name:** Charlotte Mill **Email:** charlotte.mill@xtra.co.nz

**Address:** 249 Frankton Road, Queenstown, New Zealand, 9300

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**Point Number** 380.14 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1

**Position:** Support

**Summary of Submission** Supports the provision

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**Point Number** 380.15 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2

**Position:** Support

**Summary of Submission** Supports the provision



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**Point Number** 380.16 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3

**Position:** Support

**Summary of Submission** supports the provision

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**Point Number** 380.17 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4

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

**Summary of Submission** Enhance controls on farm burn-offs.

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**Point Number** 380.18 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5

**Position:** Support

**Summary of Submission** supports the provision.

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**Point Number** 380.19 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5

**Position:** Support

**Summary of Submission** supports the provision.

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**Point Number** 380.20 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6

**Position:** Support

**Summary of Submission** supports the provision.

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**Point Number** 380.21 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7Objective 7

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

**Summary of Submission** Also avoid unnecessary exotic vegetation clearance were it would damage wildlife habitats such as that of the Australasian Crested Grebe.

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**Point Number** 380.22 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8

**Position:** Support

**Summary of Submission** supports the provision.

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**Submitter Number:** 384 **Submitter:** Glen Dene Ltd

**Contact Name:** Richard Burdon **Email:** burdonrg@xtra.co.nz

**Address:** Private Bag 9001, Lake Wanaka , New Zealand, 9343

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**Point Number** 384.4 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission** Within the Rural zone farmers should be able to carry out reasonable levels of earthworks as a permitted activity. The Rural provisions that affect farms should not be complex and require input in from Landscape planners who add unnecessary cost into a business. The more complex you make the rules in the more the farming community will want detail landscape Zone done,

The detail Zone boundaries and maps required between ONL and RLC as many farmers would argue that only parts of their farms may fall into ONL not blanket areas this may cause the plan to get bogged down.

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**Submitter Number:** 396 **Submitter:** James Canning Muspratt

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

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

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<b>Point Number</b>	396.1	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Submitter opposes the zoning of part of the submitter's land (legally described as Lot 1 and 2 DP 486552) being that part of the land west and north of the Outstanding Natural Landscape line shown in proposed planning Map 31 and submits it is rezoned to Rural Residential.		

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<b>Submitter Number:</b>	399	<b>Submitter:</b>	Peter and Margaret Arnott
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	P O Box 124, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	399.5	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the Outstanding Natural Landscape line be moved in a northerly direction to the northern boundary of the submitters' land (legally described as Lot 1 DP 19932 and Section 129 Block 1 Shotover Survey District) shown on Planning Map 31a.		

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<b>Submitter Number:</b>	400	<b>Submitter:</b>	James Cooper
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	P O Box 124, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	400.8	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Remove the Outstanding Natural Landscape line notation on the Submitter's Land, as legally described in submission point 400.2		

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**Submitter Number:** 401 **Submitter:** Max Guthrie  
**Contact Name:** Sam Buchan **Email:** sam@gtoddlaw.com  
**Address:** P O Box 124, Queenstown, New Zealand, 9300

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**Point Number** 401.1 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission** Opposes the position of the ONL landscape line on the submitters property at Lot 1, 2 and 3 DP344972 and shown on Map 30 and seeks that the ONL line be relocated to the position in the Operative District Plan.

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**Submitter Number:** 404 **Submitter:** Sanderson Group Ltd  
**Contact Name:** Ben Farrell **Email:** reception@jea.co.nz  
**Address:** PO BOX 95, Queenstown, New Zealand, 9348

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**Point Number** 404.5 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission** Delete or amend the Urban Growth Boundary to include Lot 500 DP 470412 within the urban growth boundary

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**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

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**Point Number** 407.4 **Provision:** 81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-

**Position:** Oppose

**Summary of Submission**

(a) MCS OPPOSES Rule 6.4.1.3(a) and seeks the following modification:

*6.4.1.3 The landscape categories do not apply to the following within the Rural Zones:*

*a. ~~Ski Area Activities within~~ The Ski Area Sub Zones.*

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**Submitter Number:** 408

**Submitter:** Otago Foundation Trust Board

**Contact Name:** Amy Wilson-White

**Email:** amyw@brownandcompany.co.nz

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

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**Point Number** 408.3

**Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission**

Exclude lots 'Section 130, Blk I Shotover SD, 2.0023ha, Section 31, Blk Shotover SD, 2.0.34ha and Part of Section 132, Blk I Shotover SD, 2.0.34ha' from the ONL classification in favour of being within the UGB.

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**Submitter Number:** 409

**Submitter:** Neil McDonald

**Contact Name:**

**Email:** ngeddes@cfma.co.nz

**Address:** PO Box 553, Queenstown, New Zealand, 9348

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**Point Number** 409.1

**Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission**

Amend the Proposed District Plan Landscape Category Boundary to reflect the most recent Court Decision (i.e. C203/2004). NB - the submitter owns Lot 1 DP 443946, as shown on the map attached to the decision.

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<b>Submitter Number:</b>	413	<b>Submitter:</b>	Trustees of the Blennerhassett Family Trust
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	P O Box 124, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	413.2	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the location of the outstanding natural landscape shown on proposed planning map 18 as it relates to the submitter's land at Lot 1 DP 367753 and requests it be confirmed.		

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

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<b>Point Number</b>	430.4	<b>Provision:</b>	81-6 Landscape > 83-6.2 Values
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	OPPOSES the goals, objectives and policies in Chapter 3.2, and seeks modifications as follows:  <i>6.2 Values .... "It is realised that rural <del>lifestyle</del> living development has a finite capacity if the District's distinctive rural landscape values are to be sustained. <u>However, rural living can be enabled in certain locations if landscape character and visual amenity values are not unduly compromised.</u></i>		

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<b>Point Number</b>	430.5	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission**

OPPOSES Objective 6.3.1 and Policies 6.3.1.1 – 6.3.1.4, and seeks the following modifications:

*6.3.1 Objective ~~The District contains and values Outstanding Natural Features, and Outstanding Natural Landscapes, and Rural Landscapes~~ that require protection from inappropriate subdivision and development and Rural Landscapes where the adverse effects of subdivision and development are appropriately managed.*

*6.3.1.2 Classify the Rural Zoned landscapes in the District as:*

- Outstanding Natural Feature (ONF)
- Outstanding Natural Landscape (ONL)
- Rural Landscape ~~Classification~~ (RLG)

*6.3.1.3 That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, ~~be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision and development is are~~ inappropriate in almost all-most locations, ~~meaning successful applications will be exceptional cases.~~*

*6.3.1.4 Delete and replace with: That subdivision and development proposals within the Rural Landscapes are located and designed in such a manner that adverse effects on landscape character and Replacement Submission visual amenity values are avoided, remedied or mitigated.*

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**Point Number**

430.6

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

OPPOSES Objective 6.3.2 and Policies 6.3.2.1 – 6.3.2.5, and seeks the following modifications:

*6.3.2 Objective Avoid, remedy or mitigate adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.*

*6.3.2.2 Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be ~~degraded significantly adversely affected~~, recognising that there are parts of the rural areas that can absorb rural living development provided that the potential adverse effects on the landscape character and visual amenity values are properly considered when determining applications.*

*6.3.2.3 Recognise that proposals for residential subdivision or development in the Rural Zone that seek support from existing and consented subdivision or development have potential for adverse cumulative effects. ~~Particularly where the subdivision and development would constitute sprawl along roads.~~*

*6.3.2.4 Have particular regard to the potential adverse effects on landscape character and visual amenity values ~~from infill within areas with existing rural lifestyle development or where further subdivision and development would constitute sprawl along roads.~~*

*6.3.2.5 Ensure incremental changes from subdivision and development do not degrade landscape quality or character or openness important views as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.*

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**Point Number**

430.7

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 112-

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

**Summary of Submission**

**OPPOSES** Objective 6.3.5 and Policies 6.3.5.1 – 6.3.5.6, and seeks the following modifications:

*6.3.5 Objective Ensure that subdivision and development ~~does not degrade~~ avoids, remedies or mitigates adverse effects on landscape character and ~~diminish~~ visual amenity values of the Rural Landscapes (RLC).*

*Policies **6.3.5.1** Allow subdivision and development only where it will not ~~degrade~~ **significantly adversely affect the** landscape quality or character, or ~~diminish the~~ visual amenity values ~~identified for~~ **of** any Rural Landscape.*

***6.3.5.2** Avoid, remedy or mitigate any adverse effects from subdivision and development that are..*

***6.3.5.3** Avoid planting and screening, particularly along roads and boundaries, which would ~~degrade~~ **adversely affect** ~~openness~~ **views** where such ~~openness~~ **views are** ~~is an~~ important part **to the appreciation** of the landscape quality or character.*

*6.3.5.6 - Delete.*

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<b>Submitter Number:</b>	433	<b>Submitter:</b>	Queenstown Airport Corporation
<b>Contact Name:</b>	Kirsty O'Sullivan	<b>Email:</b>	kirsty.osullivan@mitchellpartnerships.co.nz
<b>Address:</b>	PO Box 489, Dunedin, 9054		

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<b>Point Number</b>	433.46	<b>Provision:</b>	81-6 Landscape > 83-6.2 Values
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Insert the following paragraph between the 6<sup>th</sup> and 7<sup>th</sup> paragraphs of Section 6.2 Value:

*It is acknowledged that at times infrastructure has a functional, operational, technical or safety related requirement to be located or established at a certain site or in a certain area. In these situations infrastructure shall be located and designed to minimise, in so far as practicable, and without impacting the operational, technical or safety requirements of the infrastructure, the potential for adverse effects on the particular landscape character and/or visual amenity values inherent at the site.*

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<b>Point Number</b>	433.47	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1
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**Position:** Other - Please clearly indicate your position in your submission below



**Summary of Submission**

Insert the following new policy:

**Policy 6.3.1.X**

Infrastructure within the Outstanding Natural Landscapes or Outstanding Natural Features or Rural Landscapes shall be acknowledged as appropriate development where there is an operational, technical or safety related requirement for that location.

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**Point Number**

433.48

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Insert the following new policy:

**Policy 6.3.3.X**

Where there is an operational, technical or safety related requirement for infrastructure to be located within an Outstanding Natural Feature, the adverse effects of the infrastructure on the important qualities of the Outstanding Natural Feature should be mitigated as far as practicable.

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**Point Number**

433.49

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Insert the following new policy:

**Policy 6.3.4.X**

Where there is an operational, technical or safety related requirement for infrastructure proposal to be located within an Outstanding Natural Landscape, the adverse effects of the infrastructure on the important qualities of the Outstanding Natural Landscape should be mitigated as far as practicable.

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**Point Number**

433.50

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Insert the following new policy:

**Policy 6.3.5.X**

Where there is an operational, technical or safety related requirement for infrastructure proposal to be located within a Rural Landscape, the adverse effects of the infrastructure on the important qualities of the Rural Landscape should be mitigated as far as practicable.

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<b>Submitter Number:</b>	434	<b>Submitter:</b>	Bruce Grant
<b>Contact Name:</b>		<b>Email:</b>	lmconsultingnz@gmail.com
<b>Address:</b>	Unknown, Frankton, 9300		
<hr/>			
<b>Point Number</b>	434.4	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Support		
<b>Summary of Submission</b>	SUPPORTS the inclusion of the subject land legally described as Lot 6 DP 345807 (valuation 2910326713) Lot 7 DP 345807 (valuation 2910326714), and Lot 10 DP 345807 (valuation 2910326712) as shown on Map 31 within the Outstanding Natural Landscape, Landscape Classification ("ONL").		
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<b>Submitter Number:</b>	442	<b>Submitter:</b>	David and Margaret Bunn
<b>Contact Name:</b>		<b>Email:</b>	dmbunn@snap.net.nz
<b>Address:</b>	219 Morven Ferry Road, RD 1, Queenstown, New Zealand, 9371		
<hr/>			
<b>Point Number</b>	442.6	<b>Provision:</b>	81-6 Landscape > 83-6.2 Values
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Note the form of landscape QLDC wish to retain and plan for a variety of future housing in both the rural and urban areas		
<hr/>			
<b>Point Number</b>	442.9	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the ONL lines across our paddocks by the Kawarau River and place as before around the top half of Punt Hill only. Also sort the rest of the districts ONL lines out.		
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<b>Submitter Number:</b>	443	<b>Submitter:</b>	Trojan Helmet Limited
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<b>Contact Name:</b>	Amy Wilson-White	<b>Email:</b>	amyw@brownandcompany.co.nz
<b>Address:</b>	PO Box 1467, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	443.8	<b>Provision:</b>	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 134-6.4.1.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Opposes Rule 6.4.1.2 and seeks that it is amended as follows: <i>6.4.1.2 The landscape categories and the provisions of this chapter apply only to the Rural Zone. The Landscape Chapter and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.</i>		
<hr/>			

<b>Submitter Number:</b>	451	<b>Submitter:</b>	Martin McDonald and Sonya Anderson
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	PO BOX 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
<hr/>			
<b>Point Number</b>	451.4	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain the Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over Bridesdale Farm property.		
<hr/>			

<b>Submitter Number:</b>	452	<b>Submitter:</b>	Trojan Helmet Limited
<b>Contact Name:</b>	Amy Wilson-White	<b>Email:</b>	amyw@brownandcompany.co.nz
<b>Address:</b>	PO Box 1467, Queenstown, New Zealand, 9348		
<hr/>			

<b>Point Number</b>	452.8	<b>Provision:</b>	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 134-6.4.1.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Opposes Rule 6.4.1.2 and seeks that it is amended as follows:  <i>6.4.1.2 The landscape categories and the provisions of this chapter apply only to the Rural Zone. The <del>Landscape Chapter</del> and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.</i></p> <p>Consequential amendments to the objectives and policies in Chapter 6 may be required to clarify they do not apply to the Rural Lifestyle zone.</p>		

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

<b>Point Number</b>	456.8	<b>Provision:</b>	81-6 Landscape > 83-6.2 Values
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>The submitter opposes the goals, objectives and policies in Chapter 3.2, and seeks modifications as follows:</p> <p><b>Values</b></p> <p>[...]</p> <p><i>While acknowledging these rural areas have established housing, a substantial amount of subdivision and development has been approved in these areas and the landscape values of these areas are vulnerable to degradation from further subdivision and development. It is realised that rural <del>lifestyle</del> <b>living</b> development has a finite capacity if the District's distinctive rural landscape values are to be sustained.</i></p> <p><b><u>However, rural living can be enabled in certain locations if landscape character and visual amenity values are not unduly compromised.</u></b></p> <p>OR</p> <p>In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.</p>		

<b>Point Number</b>	456.9	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1
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Objective 1

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

**Summary of Submission** The submitter opposes Objective 6.3.1 and Policies 6.3.1.1 – 6.3.1.4, and seeks the following modifications:

*Objective 6.3.1 The District contains and values Outstanding Natural Features, ~~and Outstanding Natural Landscapes, and Rural Landscapes~~ that require protection from inappropriate subdivision and development and Rural Landscapes where the adverse effects of subdivision and development are appropriately managed.*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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<b>Point Number</b>	456.10	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 87-6.3.1.2
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The submitter opposes Objective 6.3.1 and Policies 6.3.1.1 – 6.3.1.4, and seeks the following modifications:

**Policy 6.3.1.2** *Classify the Rural Zoned landscapes in the District as:*

- *Outstanding Natural Feature (ONF)*
- *Outstanding Natural Landscape (ONL)*
- *Rural Landscape ~~Classification~~ (RLC)*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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<b>Point Number</b>	456.11	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The submitter opposes Objective 6.3.1 and Policies 6.3.1.1 – 6.3.1.4, and seeks the following modifications:

**6.3.1.3** *That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, ~~be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision and development is~~ are inappropriate in almost all most locations, meaning successful applications will be exceptional cases.*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Point Number** 456.12 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 89-6.3.1.4

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

**Summary of Submission** The submitter opposes Objective 6.3.1 and Policies 6.3.1.1 – 6.3.1.4, and seeks the following modifications:

*Policy 6.3.1.4 ~~That subdivision and development proposals located within the Rural Landscape be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters. **That subdivision and development proposals within the Rural Landscape Classification are located and designed in such a manner that adverse effects on landscape character and visual amenity values are avoided, remedied or mitigated.**~~*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Point Number** 456.13 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 91-6.3.1.6

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

**Summary of Submission** The submitter opposes Objective 6.3.1 and Policies 6.3.1.1 – 6.3.1.4, and seeks the following modifications:

***6.3.1.6 Enable rural lifestyle living through applying Rural Lifestyle Zone and Rural Residential Zone zones ~~plan changes~~ in areas where the landscape can accommodate change, and carefully considered applications for subdivision and development for rural living.***

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Point Number** 456.14 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2

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

**Summary of Submission** The submitter opposes Objective 6.3.2 and Policies 6.3.2.1 – 6.3.2.5, and seeks the following modifications:

6.3.2 Objective *Avoid, remedy or mitigate* adverse cumulative effects on landscape

*character and amenity values caused by incremental subdivision and development.*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Point Number** 456.15 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 100-6.3.2.2

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

**Summary of Submission** The submitter opposes Objective 6.3.2 and Policies 6.3.2.1 – 6.3.2.5, and seeks the following modifications:

*6.3.2.2 Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be ~~degraded~~ significantly adversely affected, recognising that there are parts of the rural areas that can absorb rural living development provided that the potential adverse effects on the landscape character and visual amenity values are properly considered when determining applications.*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Point Number** 456.16 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 101-6.3.2.3

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

**Summary of Submission** The submitter opposes Objective 6.3.2 and Policies 6.3.2.1 – 6.3.2.5, and seeks the following modifications:

*6.3.2.3 Recognise that proposals for residential subdivision or development in the Rural Zone that seek support from existing and consented subdivision or development have potential for adverse cumulative effects. ~~Particularly where the subdivision and development would constitute sprawl along roads.~~*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Point Number** 456.17 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 102-6.3.2.4

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

**Summary of Submission**

The submitter opposes Objective 6.3.2 and Policies 6.3.2.1 – 6.3.2.5, and seeks the following modifications:

**6.3.2.4** *Have particular regard to the potential adverse effects on landscape character and visual amenity values ~~from infill within areas with existing rural lifestyle development or where further subdivision and development would constitute sprawl along roads.~~*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Point Number**

456.18

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 103-6.3.2.5

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

The submitter opposes Objective 6.3.2 and Policies 6.3.2.1 – 6.3.2.5, and seeks the following modifications:

**6.3.2.5** *Ensure incremental changes from subdivision and development do not degrade landscape quality or character or ~~openness~~ **important views** as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Point Number**

456.19

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 112-6.3.5  
Objective 5

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

The submitter opposes Objective 6.3.5 and Policies 6.3.5.1 – 6.3.5.6, and seeks the following modifications:

**6.3.5** *Objective Ensure that subdivision and development does not degrade avoids, remedies or mitigates adverse effects on landscape character and diminish visual amenity values of the Rural Landscapes (RLC).*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Point Number** 456.20 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 113-6.3.5.1

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

**Summary of Submission** The submitter opposes Objective 6.3.5 and Policies 6.3.5.1 – 6.3.5.6, and seeks the following modifications:

**6.3.5.1** *Allow subdivision and development only where it will not ~~degrade~~ significantly adversely affect the landscape quality or character, or ~~diminish~~ the visual amenity values ~~identified for~~ of any Rural Landscape.*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.

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**Point Number** 456.21 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2

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

**Summary of Submission** The submitter opposes Objective 6.3.5 and Policies 6.3.5.1 – 6.3.5.6, and seeks the following modifications:

**6.3.5.2** *Avoid, remedy or mitigate any adverse effects from subdivision and development that are:*

- *Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and*
- *Visible from public roads.*

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**Point Number** 456.22 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 115-6.3.5.3

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

**Summary of Submission** The submitter opposes Objective 6.3.5 and Policies 6.3.5.1 – 6.3.5.6, and seeks the following modifications:

**6.3.5.3** *Avoid planting and screening, particularly along roads and boundaries, which would ~~degrade~~ adversely affect openness views where such ~~openness~~ views are is an important part to the appreciation of the landscape quality or character.*

OR

In the alternative, additional or consequential relief necessary or appropriate to address the

matters raised in this submission and/or the relief requested.

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**Point Number** 456.23 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 118-6.3.5.6

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

**Summary of Submission** The submitter opposes Objective 6.3.5 and Policies 6.3.5.1 – 6.3.5.6, and seeks that Policy 6.3.5.6 is deleted from this part of the PDP and shifted to where it is relevant under outstanding natural landscapes, under Objective 6.3.4. :

~~6.3.5.6~~ *Have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present.*

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**Submitter Number:** 459 **Submitter:** Tony McQuilkin

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

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

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**Point Number** 459.2 **Provision:** 81-6 Landscape

**Position:** Not Stated

**Summary of Submission** Submits that the landscape line on proposed Planning Maps 10 and 26 appears to have been academically drawn by following vegetation patterns on an aerial photograph or some specific contour line, and does not reflect the topographical edge that separates the terrace from the escarpment, nor does it reflect the intensions of the relevant environment court decision and the operative district plan.

Requests that Proposed District Plan Maps 10 and 26 are redrawn to use the yellow line as shown on the plan attached to the submission as the line between the ONL and the RLC.

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**Submitter Number:** 463 **Submitter:** Zuzana Millson

**Contact Name:** **Email:** zuzana.millson@gmail.com

**Address:** 15 Sunrise Bay Drive, Wanaka, New Zealand, 9305

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**Point Number** 463.1 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission** Amend the objectives and policies of the landscape chapter (6) to provide the opportunity for development to 'avoid, remedy or mitigate' effects on landscape matters rather than 'avoidance' alone.

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**Submitter Number:** 492 **Submitter:** Jane & Richard Bamford

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

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

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**Point Number** 492.3 **Provision:** 81-6 Landscape

**Position:** Not Stated

**Summary of Submission** Supports an ONL classification as it relates to the submitters property (at Lot 17 DP 445230, located on the end of Judge and Jury Drive, Lake Hayes Estate, Queenstown) and the adjoining properties as shown on Planning Map 30.

Retain the Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over our property and adjoining properties.

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**Submitter Number:** 495 **Submitter:** Darryl Sampson & Louise Cooper

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

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

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**Point Number** 495.3 **Provision:** 81-6 Landscape

**Position:** Not Stated

**Summary of Submission** Opposes the Landscape Classification over that part of the submitters property (lot 2 DP 24233, Arthurs Point Road, Arthurs Point, Queenstown). Extend the Urban Growth Boundary around the extended Rural Visitor Zone – Arthurs Point as requested. By default this then deletes the ONL landscape classification from that part of the submitters property.

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**Submitter Number:** 501 **Submitter:** Woodlot Properties Limited

**Contact Name:** David Broomfield **Email:** david@woodlotproperties.co.nz

**Address:** PO Box 2612, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

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**Point Number** 501.6 **Provision:** 81-6 Landscape

**Position:** Not Stated

**Summary of Submission** Opposes the proposed current positioning of the ONL line as it extends across the southeastern side of Ferry Hill, west of Trench Hill Road, as identified on Planning Map 31 – Lower Shotover. Requests that the proposed ONL line be amended to the higher position along the southeastern side of Ferry Hill, specifically as shown on the attached map to submission 501.

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**Submitter Number:** 502 **Submitter:** Allenby Farms Limited

**Contact Name:** Warwick Goldsmith **Email:** warwick.goldsmith@andersonlloyd.co.nz

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

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**Point Number** 502.3 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3

**Position:** Oppose

**Summary of Submission** Amend **Policy 6.3.1.3** as follows.

That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provisions 21.7.1 and 21.7.3. ~~because subdivision and development is inappropriate in almost all locations, meaning successful applications will be exceptional cases.~~

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**Point Number** 502.4 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11

**Position:** Oppose

**Summary of Submission** Amend **Policy 6.3.1.11** as follows.

Recognise the importance of ~~protecting~~ avoiding, remedying, or mitigating adverse effects on landscape character and visual amenity values, particularly as viewed from public places.

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**Submitter Number:** 513 **Submitter:** Jenny Barb

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

**Address:** PO Box 201, Queenstown, New Zealand, 9300

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**Point Number** 513.11 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 89-6.3.1.4

**Position:** Oppose

**Summary of Submission** Amend **Policy 6.3.1.4** as follows.

That subdivision and development proposals located within the Rural Landscape Classification be located and designed in such a manner that adverse effects on landscape character and visual amenity values are avoided, remedied, or mitigated. ~~be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters~~

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**Point Number** 513.12 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 91-6.3.1.6

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

**Summary of Submission** Amend **Policy 6.3.1.6** as follows.

Enable rural living through rural living zones in areas where landscape can accommodate change and through carefully considered development applications. ~~lifestyle and residential living through applying Rural Lifestyle Zones and Rural Residential Zones plan changes in areas where the landscape can accommodate change.~~

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<b>Point Number</b>	513.13	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend <b>Policy 6.3.1.11</b> as follows.  Recognise the importance of <del>protecting</del> <u>avoiding, remedying, or mitigating adverse effects on</u> landscape character and visual amenity values, particularly as viewed from public places.		
<b>Point Number</b>	513.14	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend <b>Objective 6.3.2</b> as follows.  Avoid <u>remedy or mitigate</u> adverse cumulative effects on landscape character and <u>visual</u> amenity values caused by <del>incremental</del> <u>inappropriate</u> subdivision and development.		
<b>Point Number</b>	513.15	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 99-6.3.2.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete <b>Policy 6.3.2.1</b> .		
<b>Point Number</b>	513.16	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 100-6.3.2.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend <b>Policy 6.3.2.2</b> as follows <i>Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be <del>degraded</del> <u>significantly adversely affected, recognising that there are parts of the rural areas that can absorb rural living development, provided that the potential adverse effects on the landscape character and visual amenity values are properly considered when determining applications.</u></i>		
<b>Point Number</b>	513.17	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend <b>6.3.5 Objective</b> as follows.  <del>Ensure</del> <u>Enable</u> subdivision and development <del>does not degrade</del> <u>which will avoid, remedy, or</u>		

mitigate the adverse effects on landscape character and ~~diminish~~ visual amenity values of the Rural Landscapes (RLC).

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**Point Number** 513.18 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 113-6.3.5.1

**Position:** Oppose

**Summary of Submission** Amend **Policy 6.3.5.1** as follows.

Avoid, remedy, or mitigate adverse effects from inappropriate subdivision and development ~~only where it will not degrade~~ on landscape quality or character, ~~or diminish the~~ or visual amenity values identified for any Rural Landscape.

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**Point Number** 513.19 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2

**Position:** Oppose

**Summary of Submission** Amend **Policy 6.3.5.2** as follows.

Avoid remedy, or mitigate any adverse effects from subdivision and development that are:  
• Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); ~~and~~  
• ~~Visible from public roads.~~

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**Point Number** 513.20 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 115-6.3.5.3

**Position:** Not Stated

**Summary of Submission** Amend **Policy 6.3.5.3** as follows.

Avoid planting and screening, particularly along roads and boundaries, which would degrade ~~openness-views~~ where such ~~openness-views are~~ an important ~~part of the~~ for the appreciation of landscape quality or character.

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**Point Number** 513.21 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 115-6.3.5.3

**Position:** Not Stated

**Summary of Submission** Delete **Policy 6.3.5.3**

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**Point Number** 513.22 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-

**Position:** Not Stated

**Summary of Submission** Amend **Policy 6.3.5.3** as follows.

Have regard to the adverse effects from *inappropriate* subdivision *use* and development on ~~the open~~ *views of the* landscape character *where those views are uninterrupted at present* ~~it is open at present.~~

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**Point Number** 513.23 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 118-6.3.5.6

**Position:** Not Stated

**Summary of Submission** Amend **Policy 6.3.5.6** as follows.

Have regard to the adverse effects from subdivision, *use* and development on ~~the open~~ *views of the* landscape character *where those views are uninterrupted at present* ~~it is open at present.~~

---

**Submitter Number:** 515 **Submitter:** Wakatipu Equities

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

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

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**Point Number** 515.9 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 89-6.3.1.4

**Position:** Oppose

**Summary of Submission** Amend **Policy 6.3.1.4** as follows.

That subdivision and development proposals located within the Rural Landscape *Classification* *be located and designed in such a manner that adverse effects on landscape character and visual amenity values are avoided, remedied, or mitigated.* ~~be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.~~

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**Point Number** 515.10 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 91-6.3.1.6



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

**Summary of Submission** Amend **Policy 6.3.1.6** as follows.

~~*Enable rural living through rural living zones in areas where landscape can accommodate change and through carefully considered development applications. lifestyle and residential living through applying Rural Lifestyle Zones and Rural Residential Zones plan changes in areas where the landscape can accommodate change.*~~

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**Point Number** 515.11 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 96-6.3.1.11

**Position:** Oppose

**Summary of Submission** Amend **Policy 6.3.1.11** as follows.

Recognise the importance of ~~protecting~~ *avoiding, remedying, or mitigating adverse effects on* landscape character and visual amenity values, particularly as viewed from public places.

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**Point Number** 515.12 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2

**Position:** Oppose

**Summary of Submission** Amend **Objective 6.3.2** as follows.

Avoid *remedy or mitigate* adverse cumulative effects on landscape character and amenity values caused by ~~incremental~~ *inappropriate* subdivision and development.

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**Point Number** 515.13 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 99-6.3.2.1

**Position:** Oppose

**Summary of Submission** Delete Policy 6.3.2.1.

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**Point Number** 515.14 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 100-6.3.2.2

**Position:** Oppose

**Summary of Submission** Amend **Policy 6.3.2.2** as follows

~~Allow~~ Provide for residential subdivision and development ~~only in locations where the~~ *which has regard to* the District's landscape character and visual amenity ~~would not be degraded.~~

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**Point Number** 515.15 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5

**Position:** Oppose

**Summary of Submission** Amend **6.3.5 Objective** as follows.  
~~Ensure~~ Enable subdivision and development ~~does not degrade~~ which will avoid, remedy, or mitigate the adverse effects on landscape character and ~~diminish~~ visual amenity values of the Rural Landscapes (RLC).

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**Point Number** 515.16 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 113-6.3.5.1

**Position:** Oppose

**Summary of Submission** Amend **Policy 6.3.5.1** as follows.  
~~Avoid, remedy, or mitigate adverse effects from inappropriate~~ subdivision and development ~~only where it will not degrade~~ on landscape quality or character, ~~or diminish the~~ or visual amenity values identified for any Rural Landscape.

---

**Point Number** 515.17 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2

**Position:** Oppose

**Summary of Submission** Amend **Policy 6.3.5.2** as follows.  
Avoid remedy, or mitigate adverse effects from subdivision and development that are:  
• Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); ~~and~~  
• ~~Visible from public roads.~~

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**Point Number** 515.18 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 115-6.3.5.3

**Position:** Not Stated

**Summary of Submission** Amend **Policy 6.3.5.3** as follows.  
Avoid planting and screening, particularly along roads and boundaries, which would degrade ~~openness-views~~ where such ~~openness-views are~~ an important part of the ~~for the~~ appreciation of landscape quality or character.

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**Point Number** 515.19 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-

**Position:** Not Stated

**Summary of Submission** Amend **Policy 6.3.5.6** as follows.

Have regard to the adverse effects from *inappropriate* subdivision *use* and development on the open *views of the* landscape character *where those views are uninterrupted at present* ~~it is open at present.~~

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

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

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

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**Point Number** 519.23 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3

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

**Summary of Submission** Amend Policy 6.3.1.3 as follows:

That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 ~~because subdivision and development may be inappropriate in many locations, meaning successful applications will be those that meet the higher standards that location in these areas would reasonably impose.~~

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**Point Number** 519.24 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11

**Position:** Oppose

**Summary of Submission** Amend Policy 6.3.1.11 as follows.

Recognise the importance of ~~protecting~~ *avoiding, remedying, or mitigating adverse effects on* landscape character and visual amenity values, particularly as viewed from public places

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**Point Number** 519.25 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2

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

**Summary of Submission**

Amend Objective 6.3.2 as follows

Avoid *remedy or mitigate* adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.

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**Point Number**

519.26

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3 > 106-6.3.3.2

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend Policy 6.3.3.2 as follows

Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Landscapes adjacent to Outstanding Natural Features would not degrade *to a significant degree* the landscape quality, character and visual amenity of Outstanding Natural Features.

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**Point Number**

519.27

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Retain Objective 6.3.4

Protect, maintain or enhance the District's Outstanding Natural Landscapes (ONL).

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**Point Number**

519.28

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 108-6.3.4.1

**Position:**

Oppose

**Summary of Submission**

Amend Policy 6.3.4.1 as follows

Avoid, *remedy or mitigate the adverse effects of* subdivision and development that would degrade the important qualities of the landscape character and amenity *values. In situations where particularly where* there is no or little capacity to absorb change ~~adverse effects must be managed to be no more than minor.~~

---

**Point Number**

519.29

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 111-6.3.4.4

**Position:**

Oppose

**Summary of Submission**

Delete Policy 6.3.4.4

~~Policy 6.3.4.4~~

~~The landscape character and amenity values of the Outstanding Natural Landscape are a significant intrinsic, economic and recreational resource, such that large scale renewable electricity generation or new large scale mineral extraction development proposals including windfarm or hydro energy generation are not likely to be compatible with the Outstanding Natural~~

~~Landscapes of the District.~~

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**Point Number** 519.30 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7Objective 7

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

**Summary of Submission** Amend Objective 6.3.7 as follows  
Recognise and protect, *maintain and enhance* indigenous biodiversity where it contributes to the visual quality and distinctiveness of the District's landscapes.

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**Point Number** 519.31 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7Objective 7 > 124-6.3.7.1

**Position:** Support

**Summary of Submission** Retain Policy 6.3.7.1  
Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.

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**Point Number** 519.32 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7Objective 7 > 125-6.3.7.2

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

**Summary of Submission** Amend Policy 6.3.7.2  
Avoid, *remedy and mitigate* indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes.

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**Submitter Number:** 522 **Submitter:** Kristie Jean Brustad and Harry James Inch

**Contact Name:** Vanessa Robb **Email:** vanessa.robbs@andersonlloyd.co.nz

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

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**Point Number** 522.12 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 89-6.3.1.4

**Position:** Oppose

**Summary of Submission** Amend Policy 6.3.1.4 as follows.

~~That subdivision and development proposals located within the Rural Landscape Classification be located and designed in such a manner that adverse effects on landscape character and visual amenity values are avoided, remedied, or mitigated. be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.~~

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**Point Number** 522.13 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 91-6.3.1.6

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

**Summary of Submission** Amend Policy 6.3.1.6 as follows.

~~Enable rural living through rural living zones in areas where the landscape can absorb change and through carefully considered development proposals. lifestyle and residential living through applying Rural Lifestyle Zones and Rural Residential Zones plan changes in areas where the landscape can accommodate change.~~

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**Point Number** 522.14 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 96-6.3.1.11

**Position:** Oppose

**Summary of Submission** Amend Policy 6.3.1 .11 as follows.

Recognise the importance of ~~protecting~~ avoiding, remedying, or mitigating adverse effects on landscape character and visual amenity values, particularly as viewed from public places.

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**Point Number** 522.15 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2

**Position:** Oppose

**Summary of Submission** Amend Objective 6.3.2 as follows.

Avoid ~~remedy or mitigate~~ adverse cumulative effects on landscape character and visual amenity values caused by ~~incremental-inappropriate~~ subdivision and development.

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**Point Number** 522.16 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 99-6.3.2.1

**Position:** Oppose

**Summary of Submission** Delete Policy 6.3.2.1

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**Point Number** 522.17 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 100-6.3.2.2

**Position:** Oppose

**Summary of Submission** Amend Policy 6.3.2.2 as follows

Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be ~~degraded significantly adversely affected, recognising that there are pans of the rural areas that can absorb rural living development, provided that the potential adverse effects on the landscape character and visual amenity values are properly considered when determining applications.~~

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**Point Number** 522.18 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5

**Position:** Oppose

**Summary of Submission** Amend 6.3.5 Objective as follows.

Enable subdivision and development that ~~degrade~~ avoids remedies or mitigates adverse effects on landscape character and diminish visual amenity values of the Rural Landscapes (RLC).

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**Point Number** 522.19 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 113-6.3.5.1

**Position:** Oppose

**Summary of Submission** Amend Policy 6.3.5.1 as follows.

Avoid, remedy, or mitigate adverse effects from inappropriate subdivision and development only where it will not degrade on landscape quality or character, or diminish the or visual amenity values identified for any Rural Landscape.

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**Point Number** 522.20 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2

**Position:** Oppose

**Summary of Submission** Amend Policy 6.3.5.2 as follows.

Avoid remedy, or mitigate any adverse effects from subdivision and development that are:  
• Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); ~~and~~  
• ~~Visible from public roads.~~

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**Point Number** 522.21 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 112-6.3.5  
Objective 5 > 115-6.3.5.3

**Position:** Not Stated

**Summary of Submission** Delete Policy 6.3.5.3

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**Point Number** 522.22 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 112-6.3.5  
Objective 5 > 115-6.3.5.3

**Position:** Not Stated

**Summary of Submission** Amend Policy 6.3.5.3 as follows.

Avoid planting and screening, particularly along roads and boundaries, which would degrade ~~openness views~~ where such ~~openness views~~ are an important part of the ~~for the appreciation of~~ landscape quality or character.

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**Point Number** 522.23 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 112-6.3.5  
Objective 5 > 118-6.3.5.6

**Position:** Not Stated

**Summary of Submission** Amend Policy 6.3.5.6 as follows.

Have regard to the adverse effects from subdivision, use and development on the ~~open views of~~ the landscape character where those views are uninterrupted at present ~~it is open at present~~.

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**Submitter Number:** 528 **Submitter:** Shotover Country Limited

**Contact Name:** Warwick Goldsmith **Email:** warwick.goldsmith@andersonlloyd.co.nz

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

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**Point Number** 528.3 **Provision:** 81-6 Landscape > 84-6.3 Objectives  
and Policies > 85-6.3.1 Objective 1 >  
86-6.3.1.1

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



<b>Summary of Submission</b>	Amend <b>Policy 6.3.1.11</b> as follows.  Recognise the importance of <del>protecting</del> <u>avoiding, remedying, or mitigating adverse effects on</u> landscape character and visual amenity values, particularly as viewed from public places.		
<b>Point Number</b>	528.4	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Objective 6.3.2 as follows:  <i>Avoid, <u>remedy or mitigate</u> adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.</i>		
<b>Point Number</b>	528.5	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Objective 6.3.5 as follows:  <i>Enable subdivision and development that <del>degrade</del> <u>avoids, remedies or mitigates adverse effects on</u> landscape character and diminish visual amenity values of the Rural Landscapes.</i>		
<b>Point Number</b>	528.6	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 6.3.5.2 as follows:  <i>Avoid, <u>remedy or mitigate any</u> adverse effects from subdivision and development that are...</i>		

<b>Submitter Number:</b>	531	<b>Submitter:</b>	Crosshill Farms Limited
<b>Contact Name:</b>	Maree Baker-Galloway	<b>Email:</b>	maree.baker-galloway@andersonlloyd.co.nz
<b>Address:</b>	PO Box 201, Queenstown, New Zealand, 9348		
<b>Point Number</b>	531.9	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 89-6.3.1.4

**Position:** Oppose

**Summary of Submission** Amend **Policy 6.3.1.4** as follows.

That subdivision and development proposals located within the Rural Landscape Classification be located and designed in such a manner that adverse effects on landscape character and visual amenity values are avoided, remedied, or mitigated. be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.

---

**Point Number** 531.10 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 91-6.3.1.6

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

**Summary of Submission** Amend **Policy 6.3.1.6** as follows.

Enable rural living through rural living zones in areas where the landscape can absorb change and through carefully considered development proposals. ~~lifestyle and residential living through applying Rural Lifestyle Zones and Rural Residential Zones plan changes in areas where the landscape can accommodate change~~

---

**Point Number** 531.11 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11

**Position:** Oppose

**Summary of Submission** Amend **Policy 6.3.1.11** as follows.

Recognise the importance of ~~protecting~~ avoiding, remedying, or mitigating adverse effects on landscape character and visual amenity values, particularly as viewed from public places

---

**Point Number** 531.12 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2

**Position:** Oppose

**Summary of Submission** Amend **Objective 6.3.2** as follows.

Avoid remedy or mitigate adverse cumulative effects on landscape character and visual amenity values caused by ~~incremental~~ inappropriate subdivision and development.

---

**Point Number** 531.13 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 99-6.3.2.1

**Position:** Oppose

**Summary of Submission**

Delete Policy 6.3.2.1.

---

**Point Number**

531.14

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 100-6.3.2.2

**Position:**

Oppose

**Summary of Submission**

Amend **Policy 6.3.2.2** as follows

~~Allow~~ Provide for residential subdivision and development ~~only in locations where the~~ which has regard to the District's landscape character and visual amenity ~~values would not be degraded.~~

---

**Point Number**

531.15

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5

**Position:**

Oppose

**Summary of Submission**

Amend **6.3.5 Objective** as follows.

~~Ensure~~ Enable subdivision and development ~~does not degrade~~ which will avoid, remedy, or mitigate any adverse effects on landscape character and ~~diminish~~ visual amenity values of the Rural Landscapes (RLC).

---

**Point Number**

531.16

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 113-6.3.5.1

**Position:**

Oppose

**Summary of Submission**

Amend **Policy 6.3.5.1** as follows.

~~Avoid, remedy, or mitigate~~ avoid, remedy, or mitigate adverse effects from ~~inappropriate~~ subdivision and development ~~only where it will not degrade~~ on landscape quality or character, or ~~diminish~~ the or visual amenity values identified for any Rural Landscape.

---

**Point Number**

531.17

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2

**Position:**

Oppose

**Summary of Submission**

Amend **Policy 6.3.5.2** as follows.

Avoid remedy, or mitigate adverse effects from subdivision and development that are:  
• Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); ~~and~~  
• ~~Visible from public roads.~~

---

<b>Point Number</b>	531.18	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 115-6.3.5.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend <b>Policy 6.3.5.3</b> as follows.</p> <p>Avoid planting and screening, particularly along roads and boundaries, which would degrade <del>openness-views</del> where such <del>openness-views are</del> an important part of the <del>for the</del> <u>appreciation of landscape</u> quality or character</p>		
<b>Point Number</b>	531.19	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 118-6.3.5.6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend <b>Policy 6.3.5.6</b> as follows.</p> <p>Have regard to the adverse effects from subdivision, <u>use</u> and development on <del>the open</del> <u>views of the</u> landscape character <u>where those views are uninterrupted at present</u> <del>it is open at present.</del></p>		

<b>Submitter Number:</b>	532	<b>Submitter:</b>	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)
<b>Contact Name:</b>	Maree Baker-Galloway	<b>Email:</b>	maree.baker-galloway@andersonlloyd.co.nz
<b>Address:</b>	PO Box 201, Queenstown, New Zealand, 9348		
<b>Point Number</b>	532.10	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 89-6.3.1.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend Policy 6.3.1.4 as follows.</p> <p>That subdivision and development proposals located within the Rural Landscape <u>Classification be located and designed in such a manner that adverse effects on landscape character and visual amenity values are avoided, remedied, or mitigated.</u> <del>be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.</del></p>		

**Point Number** 532.11 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 91-6.3.1.6

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

**Summary of Submission** Amend Policy 6.3.1.6 as follows.  
*Enable rural living through rural living zones in areas where landscape can accommodate change and through carefully considered development applications. lifestyle and residential living through applying Rural Lifestyle Zones and Rural Residential Zones plan changes in areas where the landscape can accommodate change*

---

**Point Number** 532.12 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 96-6.3.1.11

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

**Summary of Submission** Amend Policy 6.3.1.11 as follows.  
Recognise the importance of ~~protecting~~ *avoiding, remedying, or mitigating adverse effects on* landscape character and visual amenity values, particularly as viewed from public places.

---

**Point Number** 532.13 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2

**Position:** Oppose

**Summary of Submission** Amend Objective 6.3.2 as follows.  
*Avoid, remedy or mitigate adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.*

---

**Point Number** 532.14 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 100-6.3.2.2

**Position:** Oppose

**Summary of Submission** Amend Policy 6.3.2.2 as follows:  
*Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be ~~degraded~~ significantly adversely affected, recognising that there are parts of the rural areas that can absorb rural living development, provided that the potential adverse effects on the landscape character and visual amenity values are properly considered when determining applications.*

---

**Point Number** 532.15 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 112-6.3.5  
Objective 5

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

**Summary of Submission** Amend Objective 6.3.5 as follows:

*Enable subdivision and development that ~~degrade~~ avoids, remedies or mitigates adverse effects on landscape character and diminish visual amenity values of the Rural Landscapes (RLC).*

---

**Point Number** 532.16 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2

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

**Summary of Submission** Amend Policy 6.3.5.2 as follows.

*Avoid, remedy or mitigate any adverse effects from subdivision and development that are...*

---

**Submitter Number:** 534 **Submitter:** Wayne Evans, G W Stalker Family Trust, Mike Henry

**Contact Name:** Warwick Goldsmith **Email:** warwick.goldsmith@andersonlloyd.co.nz

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

---

**Point Number** 534.10 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 89-6.3.1.4

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

**Summary of Submission** Amend Policy 6.3.1.4 as follows.

*That subdivision and development proposals located within the Rural Landscape Classification be located and designed in such a manner that adverse effects on landscape character and visual amenity values are avoided, remedied, or mitigated. ~~be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.~~*

---

**Point Number** 534.11 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 91-6.3.1.6

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

**Summary of Submission** Amend Policy 6.3.1.6 as follows.

*Enable rural living though rural living zones in areas where landscape can accommodate change*

*and through carefully considered development applications, lifestyle and residential living through applying Rural Lifestyle Zones and Rural Residential Zones plan changes in areas where the landscape can accommodate change.*

---

**Point Number** 534.12 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11

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

**Summary of Submission** Amend Policy 6.3.1.11 as follows.

Recognise the importance of ~~protecting~~ avoiding, remedying, or mitigating adverse effects on landscape character and visual amenity values, particularly as viewed from public places.

---

**Point Number** 534.13 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2

**Position:** Oppose

**Summary of Submission** Amend Objective 6.3.2 as follows.

*Avoid, remedy or mitigate adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.*

---

**Point Number** 534.14 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 100-6.3.2.2

**Position:** Oppose

**Summary of Submission** Amend Policy 6.3.2.2 as follows:

*Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be ~~degraded~~ significantly adversely affected, recognising that there are parts of the rural areas that can absorb rural living development, provided that the potential adverse effects on the landscape character and visual amenity values are properly considered when determining applications.*

---

**Point Number** 534.15 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5

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

**Summary of Submission** Amend Objective 6.3.5 as follows:

*Enable subdivision and development that ~~degrade~~ avoids, remedies or mitigates adverse effects on landscape character and diminish visual amenity values of the Rural Landscapes (RLC).*

---

**Point Number** 534.16 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 >

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

**Summary of Submission**

Amend Policy 6.3.5.2 as follows.

*Avoid, remedy or mitigate any adverse effects from subdivision and development that are...*

---

**Submitter Number:** 535

**Submitter:**

G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain

**Contact Name:** Warwick Goldsmith

**Email:**

warwick.goldsmith@andersonlloyd.co.nz

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

---

**Point Number** 535.10

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 89-6.3.1.4

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

**Summary of Submission**

Amend Policy 6.3.1.4 as follows.

That subdivision and development proposals located within the Rural Landscape *Classification be located and designed in such a manner that adverse effects on landscape character and visual amenity values are avoided, remedied, or mitigated.* ~~be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.~~

---

**Point Number** 535.11

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 91-6.3.1.6

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

**Summary of Submission**

Amend Policy 6.3.1.6 as follows.

*Enable rural living through rural living zones in areas where landscape can accommodate change and through carefully considered development applications.* ~~lifestyle and residential living through applying Rural Lifestyle Zones and Rural Residential Zones plan changes in areas where the landscape can accommodate change.~~

---

**Point Number** 535.12

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11



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

**Summary of Submission** Amend Policy 6.3.1.11 as follows.

Recognise the importance of ~~protecting~~ avoiding, remedying, or mitigating adverse effects on landscape character and visual amenity values, particularly as viewed from public places.

---

**Point Number** 535.13 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2

**Position:** Oppose

**Summary of Submission** Amend Objective 6.3.2 as follows.

*Avoid, remedy or mitigate adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.*

---

**Point Number** 535.14 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 100-6.3.2.2

**Position:** Oppose

**Summary of Submission** Amend Policy 6.3.2.2 as follows:

*Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be ~~degraded~~ significantly adversely affected, recognising that there are parts of the rural areas that can absorb rural living development, provided that the potential adverse effects on the landscape character and visual amenity values are properly considered when determining applications.*

---

**Point Number** 535.15 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5

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

**Summary of Submission** Amend Objective 6.3.5 as follows:

*Enable subdivision and development that ~~degrade~~ avoids, remedies or mitigates adverse effects on landscape character and diminish visual amenity values of the Rural Landscapes (RLC).*

---

**Point Number** 535.16 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2

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

**Summary of Submission** Amend Policy 6.3.5.2 as follows.

*Avoid, remedy or mitigate any adverse effects from subdivision and development that are...*

---

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

---

**Point Number** 537.11 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 89-6.3.1.4

**Position:** Oppose

**Summary of Submission** Amend **Policy 6.3.1.4** as follows.

That subdivision and development proposals located within the Rural Landscape *Classification* *be located and designed in such a manner that adverse effects on landscape character and visual amenity values are avoided, remedied, or mitigated.* ~~be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters~~

---

**Point Number** 537.12 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 91-6.3.1.6

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

**Summary of Submission** Amend **Policy 6.3.1.6** as follows.

*Enable rural living through rural living zones in areas where landscape can accommodate change and through carefully considered development applications.* ~~lifestyle and residential living through applying Rural Lifestyle Zones and Rural Residential Zones plan changes in areas where the landscape can accommodate change.~~

---

**Point Number** 537.13 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 96-6.3.1.11

**Position:** Oppose

**Summary of Submission** Amend **Policy 6.3.1.11** as follows.

Recognise the importance of ~~protecting~~ *avoiding, remedying, or mitigating adverse effects on* landscape character and visual amenity values, particularly as viewed from public places.

---

**Point Number** 537.14 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2

**Position:** Oppose

**Summary of Submission** Amend **Objective 6.3.2** as follows.  
Avoid remedy or mitigate adverse cumulative effects on landscape character and visual amenity values caused by ~~incremental~~ inappropriate subdivision and development

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**Point Number** 537.15 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 99-6.3.2.1

**Position:** Oppose

**Summary of Submission** Delete **Policy 6.3.2.1**.

---

**Point Number** 537.16 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 100-6.3.2.2

**Position:** Not Stated

**Summary of Submission** Amend **Policy 6.3.2.2** as follows  
~~Allow~~ Provide for residential subdivision and development only in locations where the which has regard to District's landscape character and visual amenity values would not be degraded

---

**Point Number** 537.17 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 112-6.3.5  
Objective 5

**Position:** Oppose

**Summary of Submission** Amend **6.3.5 Objective** as follows.  
~~Enable~~ subdivision and development degrade avoids, remedies, or mitigates the adverse effects on landscape character and diminish visual amenity values of the Rural Landscapes (RLC).

---

**Point Number** 537.18 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 112-6.3.5  
Objective 5 > 113-6.3.5.1

**Position:** Oppose

**Summary of Submission** Amend **Policy 6.3.5.1** as follows.  
~~Avoid, remedy, or mitigate any adverse effects from inappropriate~~ subdivision and development only where it will not degrade on landscape quality or character, or diminish the or visual amenity values identified for any Rural Landscape.

---

**Point Number** 537.19 **Provision:** 81-6 Landscape > 84-6.3

**Position:** Oppose

**Summary of Submission** Amend **Policy 6.3.5.2** as follows.

Avoid remedy, or mitigate any adverse effects from subdivision and development that are:  
• Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); ~~and~~  
• ~~Visible from public roads.~~

---

**Point Number** 537.20 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 112-6.3.5  
Objective 5 > 115-6.3.5.3

**Position:** Not Stated

**Summary of Submission** Delete Policy 6.3.5.3

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**Point Number** 537.21 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 112-6.3.5  
Objective 5 > 115-6.3.5.3

**Position:** Not Stated

**Summary of Submission** Amend **Policy 6.3.5.3** as follows.

Avoid planting and screening, particularly along roads and boundaries, which would degrade ~~openness-views~~ where such ~~openness-views are~~ an important part of the for the appreciation of landscape quality or character.

---

**Point Number** 537.22 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 112-6.3.5  
Objective 5 > 118-6.3.5.6

**Position:** Not Stated

**Summary of Submission** Amend **Policy 6.3.5.6** as follows.

Have regard to the adverse effects from subdivision use and development on ~~the open views of the~~ landscape character where those views are uninterrupted at present ~~it is open at present.~~

---

**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** 568.6 **Provision:** 81-6 Landscape

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

**Summary of Submission** Support in part.

That specific protection is afforded to the quality of the night sky through the addition of the proposed objective, policies and rules contained within this submission.

---

**Submitter Number:** 570 **Submitter:** Shotover Hamlet Investments Limited  
**Contact Name:** Sean Dent **Email:** sean@southernplanning.co.nz

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

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**Point Number** 570.5 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission** That the relevant Objectives, Policies and Provisions of the Strategic Directions, Landscape and Rural Chapters of the PDP are amended to take into account the concerns raised in the body of this submission;

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**Submitter Number:** 574 **Submitter:** Skyline Enterprises Limited  
**Contact Name:** Sean Dent **Email:** sean@southernplanning.co.nz

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

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**Point Number** 574.2 **Provision:** 81-6 Landscape

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

**Summary of Submission**

That the PDP is amended to incorporate the proposed changes to the Landscape Chapter as outlined within the body of this submission and the attachments.

---

**Submitter Number:**

580

**Submitter:**

Contact Energy Limited

**Contact Name:**

Daniel Druce

**Email:**

Daniel.Druce@contactenergy.co.nz

**Address:**

PO Box 25, Clyde, New Zealand, 9341

**Point Number**

580.2

**Provision:**

81-6 Landscape

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Supports the better definition and use of landscape classification and corresponding maps. however seeks clarification and exclusion of the Hydro Generation Zone from the PONF, ONL or RLC landscape classification. The Proposed Plan Should recognise that large scale hydro generation has an impact on landscapes.

---

**Point Number**

580.3

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 107-6.3.4  
Objective 4 > 111-6.3.4.4

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Concerned with this policy as it inappropriately predetermines the outcome of the resource consent process.

---

**Point Number**

580.4

**Provision:**

81-6 Landscape > 131-6.4 Rules >  
132-6.4.1 Application of the  
landscape provisions > 135-6.4.1.3

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend rule 6.4.1.3 to exclude the Hydro Generation zone from the three landscape classifications.

---

**Point Number**

580.5

**Provision:**

81-6 Landscape

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend planning maps 8a, 11a, 17, 18, 18a and 24 to remove landscape classifications from the Hydro Generation Zone.

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<b>Point Number</b>	580.6	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Insert a new policy under Objective 6.3.6 as follows:  
  
'Recognise that existing electricity generation facilities and structures may cause significant changes in landscape quality, character and visual amenity on a day to day, or seasonal basis'.

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<b>Submitter Number:</b>	581	<b>Submitter:</b>	Lesley and Jerry Burdon
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<b>Contact Name:</b>	Katia Fraser	<b>Email:</b>	kfraser@berryco.co.nz
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**Address:** PO Box 179, DX ZP 95002, Queenstown, New Zealand, 9300

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<b>Point Number</b>	581.7	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend as follows: Policy 6.3.1.3 That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature be located and designed in such a manner that protects the Outstanding Natural Landscape or an Outstanding Natural Feature from inappropriate subdivision use or development. ~~be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision and development is inappropriate in almost all locations, meaning successful applications will be exceptional cases.~~

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<b>Point Number</b>	581.8	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend as follows: Policy 6.3.1.11 Recognise the importance of protecting avoiding, remedying, or mitigating adverse effects on landscape character and visual amenity values, particularly as viewed from public places.

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<b>Point Number</b>	581.9	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend as follows: Objective 6.3.2 Avoid ~~remedy or mitigate~~ adverse cumulative effects on landscape character and visual amenity values caused by ~~incremental~~ inappropriate subdivision and development.

---

**Point Number** 581.10 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 99-6.3.2.1

**Position:** Oppose

**Summary of Submission** Delete this policy.

---

**Point Number** 581.11 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 100-6.3.2.2

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

**Summary of Submission** Amend as follows: Policy 6.3.2.2 ~~Allow~~ Provide for residential subdivision and development ~~only in locations where~~ the which has regard to the District's landscape character and visual amenity values would not be degraded.

---

**Point Number** 581.12 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 107-6.3.4  
Objective 4 > 110-6.3.4.3

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

**Summary of Submission** Amend as follows: Policy 6.3.4.3 Have regard to adverse effects on landscape character, and visual amenity values as viewed from public places. with emphasis on views from formed roads

---

**Submitter Number:** 590 **Submitter:** Sam Kane

**Contact Name:** **Email:** samuelkane@gmail.com

**Address:** Glenfoyle, RD 3, Cromwell, New Zealand, 9383

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**Point Number** 590.2 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1



**Position:** Oppose

**Summary of Submission** Review these lines and adjust so as not to include intensively farmed land and its farm improvements

---

**Point Number** 590.3 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 95-6.3.1.10

**Position:** Support

**Summary of Submission** Policy 6.3.1.10 is re-written as follows (or words to similar effect): Recognise that low-intensity pastoral farming on large landholdings contributes to the District's landscape character.

---

**Point Number** 590.4 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11

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

**Summary of Submission** Policy 6.3.1.11 is re-written as follows (or words to similar effect): Recognize the importance of protecting the landscape character and visual amenity values, particularly as viewed from public places, while providing for low-intensity pastoral farming in the rural zone.

---

**Point Number** 590.5 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 109-6.3.4.2

**Position:** Support

**Summary of Submission** Policy 6.3.4.2 is adopted as proposed

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**Submitter Number:** 598

**Submitter:** Straterra

**Contact Name:** Bernie Napp

**Email:** bernie@straterra.co.nz

**Address:** PO Box 10-668, Wellington, New Zealand, 6143

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**Point Number** 598.23 **Provision:** 81-6 Landscape > 82-6.1 Purpose

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

**Summary of Submission**

Purpose 6.1 is supported subject to the reasons provided within the full submission.

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**Point Number**

598.24

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Objective 6.3.1 is supported subject to the reasons outlined in the full submission.

---

**Point Number**

598.25

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 88-6.3.1.3

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Policy 6.3.1.3 is supported subject to the following amendments:

Policy 6.3.1.3

That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in **provisions 21.7.1 and 21.7.3** because subdivision and development ~~may be~~ is inappropriate in ~~many~~ almost all locations, meaning successful applications will be those that meet the higher standards that location in these areas would reasonably impose exceptional cases.

---

**Point Number**

598.27

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 89-6.3.1.4

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Policy 6.3.1.4 is supported subject to the reasons specified in the full submission.

---

**Point Number**

598.28

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Objective 6.3.2 is supported subject to the following amendments:

Objective 6.3.2

Avoid, remedy and mitigate adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.

---

**Point Number**

598.29

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2

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

**Summary of Submission** Policy 6.3.2.5 is supported subject to the following amendments:

Policy 6.3.2.5  
Ensure incremental changes from subdivision and development do not degrade to a significant degree landscape quality, character or openness as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.

---

**Point Number** 598.30 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3 > 106-6.3.3.2

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

**Summary of Submission** Policy 6.3.3.2 is supported subject to the following amendments:

Policy 6.3.3.2  
Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Landscapes adjacent to Outstanding Natural Features would not degrade to a significant degree the landscape quality, character and visual amenity of Outstanding Natural Features.

---

**Point Number** 598.31 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4

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

**Summary of Submission** Objective 6.3.4 is supported subject to the reason contained within the full submission

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**Point Number** 598.32 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 108-6.3.4.1

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

**Summary of Submission** Policy 6.3.4.1 is supported subject to the following amendment:

Policy 6.3.4.1  
Avoid, remedy and mitigate subdivision and development that would degrade the important qualities of the landscape character and amenity. In situations where, particularly where there is no or little capacity to absorb change, adverse effects must be managed to be no more than minor.

---

**Point Number** 598.33 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 111-6.3.4.4

**Position:** Oppose

**Summary of Submission** Policy 6.3.4.4 is opposed and should be deleted as follows:

~~Policy 6.3.4.4~~

~~The landscape character and amenity values of the Outstanding Natural Landscape are a significant intrinsic, economic and recreational resource, such that large scale renewable electricity generation or new large scale mineral extraction development proposals including windfarm or hydro energy generation are not likely to be compatible with the Outstanding Natural Landscapes of the District.~~

---

**Point Number** 598.34 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5

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

**Summary of Submission** Objective 6.3.5 is supported subject to the following amendments:

Objective 6.3.5

Ensure subdivision and development does not degrade significantly landscape character and diminish visual amenity values of the Rural Landscapes (RLC).

---

**Point Number** 598.35 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 113-6.3.5.1

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

**Summary of Submission** Policy 6.3.5.1 is supported subject to the following amendments:

Policy 6.3.5.1

Allow subdivision and development only where it will not degrade significantly landscape quality or character, or diminish the visual amenity values identified for any Rural Landscape.

---

**Point Number** 598.36 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7Objective 7

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

**Summary of Submission** Objective 6.3.7 is supported subject to the following amendments:

Objective 6.3.7

Recognise and protect, maintain and enhance indigenous biodiversity where it contributes to the visual quality and distinctiveness of the District's landscapes.

---

**Point Number** 598.37 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7Objective 7 > 124-6.3.7.1

**Position:** Support

<b>Summary of Submission</b>	Policy 6.3.7.1 is supported with no changes specified.		
<b>Point Number</b>	598.38	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7Objective 7 > 125-6.3.7.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Policy 6.3.7.2 is supported subject to the following amendments:</p> <p>Policy 6.3.7.2  Avoid, <u>remedy and mitigate</u> indigenous vegetation clearance where it would <del>significantly</del> degrade the visual character and qualities of the District's distinctive landscapes.</p>		

<b>Submitter Number:</b>	600	<b>Submitter:</b>	Federated Farmers of New Zealand
<b>Contact Name:</b>	David Cooper	<b>Email:</b>	dcooper@fedfarm.org.nz
<b>Address:</b>	PO Box 5242, Dunedin, New Zealand, 9058		
<b>Point Number</b>	600.42	<b>Provision:</b>	81-6 Landscape > 83-6.2 Values
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Values section is adopted as proposed.		
<b>Point Number</b>	600.43	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Objective is adopted as proposed.		
<b>Point Number</b>	600.44	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 95-6.3.1.10
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission** Policy 6.3.1.10 is re-written as follows (or words to similar effect):  
Recognise that low-intensity pastoral farming ~~on large landholdings~~ contributes to the District's landscape character.

---

**Point Number** 600.45 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 96-6.3.1.11

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

**Summary of Submission** Policy 6.3.1.11 is re-written as follows (or words to similar effect):  
Recognise the importance of ~~protecting the~~ landscape character and visual amenity values, particularly as viewed from public places, while providing for low-intensity pastoral farming in the rural zone.

---

**Point Number** 600.46 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2

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

**Summary of Submission** Objective 6.3.2 is re-written as follows (or words to similar effect):  
Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and inappropriate development.

---

**Point Number** 600.47 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 99-6.3.2.1

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

**Summary of Submission** Policy 6.3.2.1 is re-written as follows (or words to similar effect):  
Acknowledge that subdivision and incompatible development in the rural zones, specifically residential development, has a finite capacity if the District's landscape quality, character and amenity values are to be sustained.

---

**Point Number** 600.48 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 101-6.3.2.3

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

**Summary of Submission** Policy 6.3.2.3 is re-written as follows (or words to similar effect):  
Recognise that proposals for residential subdivision or inappropriate development in the Rural Zone that seek support from existing and consented subdivision or development have potential for adverse cumulative effects. Particularly where the subdivision and development would constitute sprawl along roads.

---

**Point Number** 600.49 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3

**Position:** Support

**Summary of Submission** The Objective is adopted as proposed.

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**Point Number** 600.50 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4

**Position:** Support

**Summary of Submission** The Objective is adopted as proposed.

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**Point Number** 600.51 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 109-6.3.4.2

**Position:** Support

**Summary of Submission** The Policy 6.3.4.2 is adopted as proposed.

---

**Point Number** 600.52 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 110-6.3.4.3

**Position:** Support

**Summary of Submission** Policy 6.3.4.3 is adopted as proposed

---

**Point Number** 600.53 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5

**Position:** Support

**Summary of Submission** Policy 6.3.4.3 is adopted as proposed

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**Point Number** 600.54 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7Objective 7 > 125-6.3.7.2

**Position:** Support

**Summary of Submission**

Policy 6.3.7.2 is adopted as proposed.

---

**Submitter Number:**

608

**Submitter:**

Darby Planning LP

**Contact Name:**

Chris Ferguson

**Email:**

Chris.Ferguson@boffamiskell.co.nz

**Address:**

PO Box 110, Christchurch, New Zealand, 8140

---

**Point Number**

608.37

**Provision:**

81-6 Landscape > 83-6.2 Values

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part

Add a new paragraph:

However, tourism, rural living, visitor accommodation and recreation based activities can be enabled in certain locations if landscape character and visual amenity values are not unduly compromised through appropriate siting of the activity, mitigation and protection and enhancement of important values.

---

**Point Number**

608.38

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1

**Position:**

Oppose

**Summary of Submission**

Delete Objective 6.3.1 and replace with the following:

Clear processes and effective provisions are established within the District Plan to manage the effects of the subdivision, use and development on landscape values

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**Point Number**

608.39

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 89-6.3.1.4

**Position:**

Oppose

**Summary of Submission**

Amend Policy 6.3.1.4 as follows.

That subdivision and development proposals located within the Rural Landscape Classification be located and designed in such a manner that adverse effects on landscape character and visual amenity values are avoided, remedied, or mitigated. ~~be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance,~~



~~consistent with the assessment matters.~~

---

**Point Number** 608.40 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 91-6.3.1.6

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

**Summary of Submission** Support in part  
Amend Policy 6.3.1.6 as follows.

~~Enable rural living through rural living zones in areas where the landscape can absorb change and through carefully considered development proposals. lifestyle and residential living through applying Rural Lifestyle Zones and Rural Residential Zones plan changes in areas where the landscape can accommodate change.~~

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**Point Number** 608.41 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11

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

**Summary of Submission** Support in part  
Amend Policy 6.3.1.11 as follows.

Recognise the importance of ~~protecting~~ avoiding, remedying, or mitigating adverse effects on landscape character and visual amenity values, particularly as viewed from public places.

---

**Point Number** 608.42 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2

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

**Summary of Submission** Support in part  
Amend Objective 6.3.2 as follows.

Avoid remedy or mitigate adverse cumulative effects on landscape character and visual amenity values caused by ~~incremental~~ inappropriate subdivision and development.

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**Point Number** 608.43 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 100-6.3.2.2

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

**Summary of Submission** Support in part

Amend Policy 6.3.2.2 as follows

~~Allow~~ Provide for residential subdivision and development ~~only in locations where the~~ which has regard to the District's landscape character and visual amenity values ~~would not be degraded.~~

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<b>Point Number</b>	608.44	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part  
Amend 6.3.5 Objective as follows.

~~Ensure~~ Enable subdivision and development ~~does not degrade which will avoid, remedy, or mitigate any adverse effects on~~ landscape character and ~~diminish~~ visual amenity values of the Rural Landscapes (RLC).

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<b>Point Number</b>	608.45	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 113-6.3.5.1
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part  
Amend Policy 6.3.5.1 as follows.

Avoid, remedy, or mitigate adverse effects from inappropriate subdivision and development ~~only where it will not degrade~~ on landscape quality or character, or ~~diminish the~~ or visual amenity values identified for any Rural Landscape.

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<b>Point Number</b>	608.46	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part  
Amend Policy 6.3.5.2 as follows.

Avoid remedy, or mitigate adverse effects from subdivision and development that are:

- Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); ~~and~~
- ~~Visible from public roads.~~

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<b>Point Number</b>	608.47	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part

Amend Policy 6.3.5.3 as follows.

Avoid planting and screening, particularly along roads and boundaries, which would degrade openness views where such openness views are an important part of the for the appreciation of landscape quality or character.

---

**Point Number**

608.48

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 112-6.3.5  
Objective 5 > 118-6.3.5.6

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part

Amend Policy 6.3.5.6 as follows.

Have regard to the adverse effects from subdivision, use and development on the open views of the landscape character where those views are uninterrupted at present ~~it is open at present.~~

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**Point Number**

608.49

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 107-6.3.4  
Objective 4

**Position:**

Not Stated

**Summary of Submission**

Insert a new Policy 6.3.4.5, as follows:

Provide offsetting for wilding tree control against landscape values within ONLs or ONFs, where:

i) the adverse effects of subdivision, use or development on landscape values cannot be avoided, remedied or mitigated; and

ii) the offset achieves a no net loss and preferably a net gain in landscape values; and

iii) mechanisms are established to enable the offset to be sustained over the long term; and

iv) the offset is undertaken close to the location of development.

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**Point Number**

608.50

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 123-6.3.7  
Objective 7

**Position:**

Not Stated

**Summary of Submission**

Insert a new Policy 6.3.7.3, as follows:

Provide offsetting for indigenous biodiversity enhancement against landscape values, where:

i) the adverse effects of subdivision, use or development on landscape values cannot be avoided, remedied or mitigated; and

ii) the offset achieves a no net loss and preferably a net gain in landscape values; an

iii) mechanisms are established to enable the offset to be sustained over the long term; and

iv) the offset is undertaken close to the location of development.

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<b>Point Number</b>	608.51	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Objective 6.3.8		

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<b>Point Number</b>	608.52	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 128-6.3.8.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 6.3.8.2		

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<b>Point Number</b>	608.53	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 129-6.3.8.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 6.3.8.3		

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<b>Point Number</b>	608.54	<b>Provision:</b>	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 6.4.1.3		

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

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<b>Point Number</b>	610.1	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain.		

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<b>Point Number</b>	610.2	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 127-6.3.8.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain.		

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<b>Point Number</b>	610.3	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 128-6.3.8.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Policy 6.3.8.2, as follows:  <del>Manage the adverse effects of</del> <del>Recognise that commercial recreation and tourism related activities locating within the rural zones may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance on</del> <u>landscape quality, character and visual amenity values.</u>		

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<b>Point Number</b>	610.4	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 129-6.3.8.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain.		

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<b>Submitter Number:</b>	613	<b>Submitter:</b>	Treble Cone Investments Limited.
<b>Contact Name:</b>	Chris Ferguson	<b>Email:</b>	Chris.Ferguson@boffamiskell.co.nz
<b>Address:</b>	PO Box 110, Christchurch, New Zealand, 8140		

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<b>Point Number</b>	613.1	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Objective 6.3.8		

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<b>Point Number</b>	613.2	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 127-6.3.8.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 6.3.8.1		

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<b>Point Number</b>	613.3	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 128-6.3.8.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Policy 6.3.8.2, as follows:  <del>Manage the effects of</del> <u>Recognise that</u> commercial recreation and tourism related activities locating within the rural zones <del>may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance on</del> <u>landscape quality, character and visual amenity values.</u>		

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<b>Point Number</b>	613.4	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 129-6.3.8.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain Policy 6.3.8.3		

---

**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** 621.26 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 88-6.3.1.3

**Position:** Not Stated

**Summary of Submission**

Amend policy as follows:

That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural

Feature, be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision and development is

inappropriate in almost all locations, meaning successful applications will be exceptional cases.

---

**Point Number** 621.27 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 90-6.3.1.5

**Position:** Not Stated

**Summary of Submission**

Amend policy as follows:

Avoid urban subdivision and urban development in the Rural General, Rural Lifestyle, and Rural Residential Zones.

---

**Point Number** 621.28 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 93-6.3.1.8

**Position:** Not Stated

**Summary of Submission**

Amend policy as follows:

Except where required for the purposes of navigational and other safety requirements, E ensure that the location and direction

of lights does not cause glare to other properties, roads, and public places or the night sky.

---

**Point Number** 621.29 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 97-6.3.1.12

**Position:** Not Stated

**Summary of Submission**

Delete policy:

Recognise and provide for the protection of Outstanding Natural Features and Landscapes with particular regard to values

relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua,

including Tōpuni.

---

**Point Number**

621.30

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2

**Position:**

Not Stated

**Summary of Submission**

Delete objective:

Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and

development.

---

**Point Number**

621.31

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 100-6.3.2.2

**Position:**

Not Stated

**Summary of Submission**

Policies 6.3.2.2

Allow residential subdivision and development only in locations where the District's significant landscape values character and

visual amenity would not be significantly degraded.

---

**Point Number**

621.32

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 103-6.3.2.5

**Position:**

Not Stated

**Summary of Submission**

Policy 6.3.2.5

Ensure incremental changes from subdivision and development do not degrade the overall quality of the district's significant

landscape values, character or openness as a result of activities associated with mitigation of the visual effects of proposed

development such as screening planting, mounding and earthworks



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<b>Point Number</b>	621.33	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Objective as follows  Protect, maintain or enhance the district's Outstanding Natural Features (ONF) and Outstanding Natural Landscapes (ONL), and  protect them from inappropriate subdivision, use and development.		

---

<b>Point Number</b>	621.34	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete Objective:  Protect, maintain or enhance the District's Outstanding Natural Landscapes (ONL).		

---

<b>Point Number</b>	621.35	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Objective 6.3.5 and  supporting polices  6.3.5.1-6.3.5.6  Delete objective and supporting polices		

---

<b>Point Number</b>	621.36	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	6.3.6 Objective  Protect, m Maintain or enhance the landscape values quality, character and visual amenity provided by the lakes and rivers and  their margins from the adverse effects of structures and activities.		

---

<b>Point Number</b>	621.37	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6 > 120-6.3.6.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy 6.3.6.1  Control the location, intensity and scale of buildings, jetties, moorings and utility structures on the surface and margins of water  bodies and ensure these structures maintain or enhance the landscape quality, character and amenity values.		

---

<b>Point Number</b>	621.38	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6 > 121-6.3.6.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy as follows:  Recognise the modified character of the Frankton Arm including the established jetties and provide for these on the basis that  the visual qualities of the District's distinctive landscapes are maintained and enhanced.		

---

<b>Point Number</b>	621.39	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6 > 122-6.3.6.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy 6.3.6.3 as follows:  Recognise the urban character of Queenstown Bay and provide for structures and facilities providing they protect, maintain or  enhance the appreciation of the District's distinct landscapes.		

---

<b>Point Number</b>	621.40	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 128-6.3.8.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy 6.3.8.2 as follows  Encourage Recognise that commercial recreation and tourism related activities locating within the rural zones maybe  appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or		

enhance landscape quality, character and visual amenity values.

---

**Point Number** 621.41 **Provision:** 81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 136-6.4.1.4

**Position:** Not Stated

**Summary of Submission** Amend policy as follows:  
The landscape categories apply to lakes and rivers. Except where otherwise stated or shown on the Planning Maps, lakes and rivers are categorised as outstanding natural landscapes.

---

**Submitter Number:** 624 **Submitter:** D & M Columb  
**Contact Name:** **Email:** reception@jea.co.nz  
**Address:** PO Box 95, Queenstown, New Zealand, 9348

---

**Point Number** 624.16 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3

**Position:** Not Stated

**Summary of Submission** Delete policy.

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**Point Number** 624.17 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2

**Position:** Not Stated

**Summary of Submission** Delete objective.

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**Point Number** 624.18 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 103-6.3.2.5

**Position:** Not Stated

**Summary of Submission** Amend policy as follows:

Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of land use farming and

that evolving forms of agricultural land use, which may change the landscape character, are anticipated.

---

**Point Number** 624.19 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4

**Position:** Not Stated

**Summary of Submission** Amend Objective as follows

Protect, maintain or enhance the district's Outstanding Natural Features (ONF) and Outstanding Natural Landscapes (ONL), and

protect them from inappropriate subdivision, use and development.

---

**Point Number** 624.20 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4

**Position:** Not Stated

**Summary of Submission** Delete Objective:

Protect, maintain or enhance the District's Outstanding Natural Landscapes (ONL).

---

**Point Number** 624.21 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5

**Position:** Not Stated

**Summary of Submission** Amend policy 6.3.8.2 as follows

Encourage Recognise that farming, commercial recreation and tourism related activities locating within the rural zones maybe

appropriate where these activities rely on rural land use and enhance the appreciation of landscapes, and on the basis they

would protect, maintain or enhance landscape quality, character and visual amenity values.

---

<b>Submitter Number:</b>	625	<b>Submitter:</b>	Upper Clutha Track Trust
<b>Contact Name:</b>	John Wellington	<b>Email:</b>	John@UCTT.org.nz
<b>Address:</b>	272 Ballantyne Rd, RD2, Wanaka, New Zealand, 9382		
<hr/>			
<b>Point Number</b>	625.12	<b>Provision:</b>	81-6 Landscape > 131-6.4 Rules
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<u>Insert new Rule 6.4.1.6:</u>  <u>Any trail and associated works that are undertaken by the Queenstown Trail or Upper Clutha Tracks Trusts are a controlled activity.</u>		
<hr/>			

<b>Submitter Number:</b>	631	<b>Submitter:</b>	Cassidy Trust
<b>Contact Name:</b>	Shelley Chadwick	<b>Email:</b>	schadwick@webbfarry.co.nz
<b>Address:</b>	PO Box 5541, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	631.3	<b>Provision:</b>	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Cassidy Trust supports Rule 6.4.1.3		
<hr/>			

<b>Submitter Number:</b>	632	<b>Submitter:</b>	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95, Queenstown, New Zealand, 9348		

<b>Point Number</b>	632.3	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete all objectives and policies in proposed Section 6 and replace with those that already exist in Section 4.2 of the Operative District Plan (while making minor wording amendments such as replacing "visual amenity landscapes" with "rural landscape category").		

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

<b>Point Number</b>	635.27	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Objective 6.3.1 as follows:</p> <p>Objective - The District contains and values Outstanding Natural Features, <u>and</u> Outstanding Natural Landscapes, <del>and Rural Landscapes</del> that require protection from inappropriate subdivision and development.</p>		

<b>Point Number</b>	635.28	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Policy 6.3.1.3 as follows:</p> <p>That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision and development is inappropriate in almost all locations, meaning successful applications will be exceptional cases. <u>In the case of Regionally Significant Infrastructure, where there are specific locational requirements that mean the activity must occur in the areas where natural elements/influences are dominant, then emphasis will be given to opportunities to remedy or mitigate adverse effects on natural character.</u></p>		

<b>Point Number</b>	635.29	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 89-6.3.1.4
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**Position:** Oppose

**Summary of Submission**

Amend Policy 6.3.1.4 as follows:  
That subdivision and development proposals located within the Rural Landscape be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters. In the case of Regionally Significant Infrastructure, where there are specific locational requirements that mean the activity must occur in the areas where natural elements/influences are dominant, then emphasis will be given to opportunities to remedy or mitigate adverse effects on such values.

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**Point Number** 635.30 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 117-6.3.5.5

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

**Summary of Submission**

Oppose in part.  
Amend Policy 6.3.5.5 as follow:  
Encourage development to utilise shared accesses and infrastructure, to locate within the parts of the site where they will be least visible, and have the least disruption to the landform and rural character where operationally and technically feasible.

---

**Point Number** 635.31 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6

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

**Summary of Submission**

Oppose in part Amend Objective 6.3.6 as follows:  
~~Protect, m~~Maintain or where appropriate enhance the landscape quality, character and visual amenity provided by the lakes and rivers and their margins from the adverse effects of structures and activities.

---

**Point Number** 635.32 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6 > 120-6.3.6.1

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

**Summary of Submission**

Oppose in part  
Amend Policy 6.3.6.1 as follows:  
Control the location, intensity and scale of buildings, jetties, moorings and utility structures on the surface and margins of water bodies and ensure these structures maintain or where appropriate enhance the landscape quality, character and amenity values.

---

**Submitter Number:** 636 **Submitter:** Crown Range Holdings Ltd

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

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

---

**Point Number** 636.2 **Provision:** 81-6 Landscape

**Position:** Not Stated

**Summary of Submission** Requests that the boundary of the outstanding natural landscape is realigned as applies to Eastburn Station (Lot 3 DP 321835 and Lot 2 DP 32183) in accordance with the line labelled "BDG refined landscape category line" on the map attached to submission 636.

---

**Point Number** 636.4 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Delete all objectives and policies in proposed Section 6 and replace with those that already exist in Section 4.2 of the Operative District Plan (while making minor wording amendments such as replacing "visual amenity landscapes" with "rural landscape category").

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**Submitter Number:** 642 **Submitter:** Mandalea Properties

**Contact Name:** Peter D Ball **Email:** pdbsteinblue@yahoo.com

**Address:** 55 Jaimiesons Rd, RD 2, Ashburton, New Zealand, 7772

---

**Point Number** 642.5 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission** In respect of the land described as OT 163/305 being Lot 1 DP 20925, Arthurs Point Road, the submitter opposes the proposed Landscape Classification (ONL).

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**Submitter Number:** 643 **Submitter:** Crown Range Enterprises



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

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

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**Point Number** 643.8 **Provision:** 81-6 Landscape

**Position:** Not Stated

**Summary of Submission** Delete all objectives and policies in proposed Section 6 and replace with those that already exist in Section 4.2 of the Operative District Plan (while making minor wording amendments such as replacing "visual amenity landscapes" with "rural landscape category").

---

**Point Number** 643.22 **Provision:** 81-6 Landscape

**Position:** Not Stated

**Summary of Submission** Realign the boundary of the outstanding natural landscape (planning map 13) as it applies to the submitter's land (described as a 355 Ha property located on the Crown Range, and as shown on page 1 of the submission) to follow a line in accordance with that shown in Appendix 8a of the Operative District Plan and in accordance with the Environment Court decision C87/2002.

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**Submitter Number:** 661 **Submitter:** Land Information New Zealand

**Contact Name:** Scott Edgar **Email:** scott@southernland.co.nz

**Address:** PO Box 713, Wanaka, New Zealand, 9343

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**Point Number** 661.2 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission** That the Outstanding Natural Landscape line as shown on Proposed Planning Maps 31a and 33 is adjusted to align with the Urban Growth Boundary, excluding the land at Section 2 Survey Office Plan 448337, described by the submitters as the Peninsula Road site, from the Outstanding Natural Landscape.

---

**Submitter Number:** 669 **Submitter:** Cook Adam Trustees Limited, C & M Burgess

**Contact Name:** C & M Burgess **Email:** reception@jea.co.nz

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

---

**Point Number** 669.8 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies

**Position:** Oppose

**Summary of Submission** Delete all objectives and policies in proposed Section 6 and consider replacing with those that already exist in Section 4.2 of the Operative District Plan (while making minor wording amendments such as replacing "visual amenity landscapes" with "rural landscape category").

---

**Point Number** 669.9 **Provision:** 81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 134-6.4.1.2

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

**Summary of Submission** Clarify that landscape classification objectives and policies do not apply to zones such as the Rural Lifestyle Zone.

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**Submitter Number:** 670 **Submitter:** Lynette Joy Hamilton

**Contact Name:** **Email:** info@epkerew.com

**Address:** 30 B Loop Road, Kelvin Heights, Queenstown, New Zealand, 9348

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**Point Number** 670.2 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission** See submission (670) for full details.

"Submission 1: Landscape Category

The Landscape Category Boundary on Doonholme Farm is amended to the 430m contour line as depicted on the plan contained in Attachment [C]."

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<b>Submitter Number:</b>	671	<b>Submitter:</b>	Queenstown Trails Trust
<b>Contact Name:</b>	Mandy Kennedy	<b>Email:</b>	mandy.kennedy@queenstowntrail.org.nz
<b>Address:</b>	New Zealand, 9300		

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<b>Point Number</b>	671.2	<b>Provision:</b>	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions
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**Position:** Not Stated

**Summary of Submission** Insert new Rule 6.4.1.6: Any trail and associated works that are undertaken by the Queenstown Trail or Upper Clutha Tracks Trusts are exempt from the Landscape Chapter.

The Landscape Chapter of the District Plan establishes a very high threshold for any activities in the rural parts of the district, and it is important that the trail network and associated infrastructure is excluded from those matters, in much the same way that important economic contributors such as ski fields have been excluded. Such exclusion will continue to allow the trails network to grow and develop for the benefit of the wider community, without unnecessary consent and assessment processes.

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<b>Point Number</b>	671.3	<b>Provision:</b>	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Alternatively Amend Rule 6.4.1.3 by adding (f): Any trail and associated works that are undertaken by the Queenstown Trail or Upper Clutha Tracks Trusts

The Landscape Chapter of the District Plan establishes a very high threshold for any activities in the rural parts of the district, and it is important that the trail network and associated infrastructure is excluded from those matters, in much the same way that important economic contributors such as ski fields have been excluded. Such exclusion will continue to allow the trails network to grow and develop for the benefit of the wider community, without unnecessary consent and assessment processes.

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<b>Submitter Number:</b>	677	<b>Submitter:</b>	Amrta Land Ltd
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz

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

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**Point Number** 677.6 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 127-6.3.8.1

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

**Summary of Submission** Amend as follows:  
  
Acknowledge the contribution tourism activities, development and infrastructure makes to the economic and recreational values of the District.

---

**Point Number** 677.7 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 128-6.3.8.2

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

**Summary of Submission** Amend as follows:  
Recognise the benefits of that and provide for commercial recreation and tourism related activities which enable the appreciation of District's landscapes. ~~locating within the rural zones may be appropriate, where these activities, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values.~~

---

**Submitter Number:** 688 **Submitter:** Justin Crane and Kirsty Mactaggart

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

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

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**Point Number** 688.4 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission** Delete all objectives and policies in proposed Section 6 and replace with those that already exist in Section 4.2 of the Operative District Plan (while making minor wording amendments such as replacing "visual amenity landscapes" with "rural landscape category").

---

**Submitter Number:** 693 **Submitter:** Private Property Limited  
**Contact Name:** James Aoake **Email:** reception@jea.co.nz  
**Address:** PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 693.5 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission**

Primary relief:

Delete Section 6 of the Proposed Plan and incorporate elements of that Chapter within the Rural Chapter Section, ensuring that the singular use of 'avoid' is balanced by other associated terms such as 'remedy or mitigate'.

---

**Point Number** 693.6 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission**

Secondary relief:

In the alternative delete all objectives and policies in proposed Chapter 6 and replace with those that already exist in Section 4.2 of the Operative District Plan (while making minor wording amendments such as replacing "visual amenity landscapes" with "rural landscape category").

---

**Submitter Number:** 694 **Submitter:** Glentui Heights Ltd

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

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

---

**Point Number** 694.21 **Provision:** 81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 134-6.4.1.2

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

**Summary of Submission**

Clarify that landscape classification objectives and policies do not apply to zones such as the Rural Residential Zone.

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**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** 696.7 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 91-6.3.1.6

**Position:** Oppose

**Summary of Submission**

Amend as follows:

Enable rural lifestyle and resort living activities and development through applying zonings for these purposes Rural Lifestyle Zone and Rural Residential Zone plan changes in areas where the landscape can accommodate change.

---

**Point Number** 696.8 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11

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

**Summary of Submission**

Amend as follows:

Recognise the importance of protecting managing the landscape character and visual amenity values, particularly as viewed from public places.

---

**Point Number** 696.9 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 100-6.3.2.2

**Position:** Oppose

**Summary of Submission**

Delete:

~~Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be degraded.~~

---

**Point Number** 696.10 **Provision:** 81-6 Landscape > 84-6.3

**Position:** Not Stated

**Summary of Submission**

Delete:

~~Allow subdivision and development only where it will not degrade landscape quality or character, or diminish the visual amenity values identified for any Rural Landscape.~~

---

**Point Number**

696.11

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 103-6.3.2.5

**Position:**

Not Stated

**Summary of Submission**

Amend as follows:

~~Have regard to how~~ Ensure incremental changes from subdivision and development do not degrade landscape quality, character or openness as a result of activities associated with the mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks may degrade landscape character including openness.

---

**Point Number**

696.12

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2

**Position:**

Not Stated

**Summary of Submission**

Amend as follows:

Avoid, remedy or mitigate adverse effects from subdivision and development that are:

- Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and
  - Visible from public roads.
- 

**Point Number**

696.13

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 126-6.3.8 Objective 8 > 127-6.3.8.1

**Position:**

Not Stated

**Summary of Submission**

Amend as follows:

Acknowledge the contribution tourism activities, development and infrastructure makes to the economic and recreational values of the District.

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**Point Number**

696.14

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 126-6.3.8 Objective 8 > 128-6.3.8.2

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  Recognise <del>the benefits of that</del> and provide for commercial recreation and tourism related activities <u>which enable the appreciation of District's landscapes. locating within the rural zones may be appropriate, where these activities, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values.</u>		
<b>Point Number</b>	696.15	<b>Provision:</b>	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 134-6.4.1.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend to clarify whether landscape classification objectives and policies apply to zones such as the Millbrook Zone.		

<b>Submitter Number:</b>	702	<b>Submitter:</b>	Lake Wakatipu Stations Limited
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95, Queenstown, New Zealand, 9348		
<b>Point Number</b>	702.3	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<u>Primary relief:</u>  Delete Section 6 of the Proposed Plan and incorporate elements of that Chapter within the Rural Chapter Section, ensuring that the singular use of 'avoid' is balanced by other associated terms such as 'remedy or mitigate'.		
<b>Point Number</b>	702.4	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<u>Secondary relief:</u>  In the alternative delete all objectives and policies in proposed Chapter 6 and replace with those that already exist in Section 4.2 of the Operative District Plan (while making minor		



wording amendments such as replacing “visual amenity landscapes” with “rural landscape category”).

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**Submitter Number:** 710 **Submitter:** Reavers NZ Limited  
**Contact Name:** Brett Giddens **Email:** brett@townplanning.co.nz  
**Address:** PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 710.1 **Provision:** 81-6 Landscape

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

**Summary of Submission** Submitter requests that that ONL boundary as shown on Planning Map 13 is amended to align with the plans marked Annexure A and attached to the submission which relates to the submitter's property on the Kingston-Garston Highway (Lot 2 DP 300643) and locality.

AND any other additional or consequential relief that will fully give effect to this submission.

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**Submitter Number:** 712 **Submitter:** Bobs Cove Developments Limited  
**Contact Name:** James Aoake **Email:** reception@jea.co.nz  
**Address:** PO Box 95, Queenstown, New Zealand, 9348

---

**Point Number** 712.11 **Provision:** 81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 134-6.4.1.2

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

**Summary of Submission** Clarify that landscape classification objectives and policies do not apply to zones such as the Rural Residential Zone.

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

**Contact Name:** Tony MacColl **Email:**

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

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**Point Number** 719.28 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 90-6.3.1.5

**Position:** Support

**Summary of Submission** Retain Policy 6.3.1.5 as proposed

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**Point Number** 719.29 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 101-6.3.2.3

**Position:** Support

**Summary of Submission** Retain Policy 6.3.2.3 as proposed

---

**Point Number** 719.30 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 117-6.3.5.5

**Position:** Support

**Summary of Submission** Retain Policy 6.3.5.5 as proposed

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**Submitter Number:** 755 **Submitter:** Guardians of Lake Wanaka

**Contact Name:** Don Robertson **Email:** donandgaye@xtra.co.nz

**Address:** PO Box 93, Wanaka, New Zealand, 9344

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**Point Number** 755.9 **Provision:** 81-6 Landscape > 83-6.2 Values

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

**Summary of Submission** Support intent. However the wording is too weak to ensure confidence that the intent will be achieved.

---

**Point Number** 755.10 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6

**Position:** Not Stated

**Summary of Submission** Support intent. However the wording is too weak to ensure confidence that the intent will be achieved.

---

**Point Number** 755.11 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6 > 120-6.3.6.1

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

**Summary of Submission** Support intent. However the wording is too weak to ensure confidence that the intent will be achieved.

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**Point Number** 755.12 **Provision:** 81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 136-6.4.1.4

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

**Summary of Submission** Support intent. However the wording is too weak to ensure confidence that the intent will be achieved.

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**Point Number** 755.13 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 103-6.3.2.5

**Position:** Not Stated

**Summary of Submission** Waterways, lakes & wetlands are not adequately covered in policy **6.3.2.5**.

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**Submitter Number:** 761 **Submitter:** ORFEL Ltd

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

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

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**Point Number** 761.5 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1

**Position:** Oppose

**Summary of Submission** Amend Objective 6.3.1 as follows:

~~The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development.~~

**Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes are identified and considered in determining the location of rural lifestyle living and urban growth, and assessing subdivision, use, and development.**

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**Point Number** 761.6 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 86-6.3.1.1

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

**Summary of Submission** Support in Part

Amend Policy 6.3.1.1 as follows:

Identify the District's Outstanding Natural Landscapes, and Outstanding Natural Features, **and Rural Landscapes** on the Planning Maps.

---

**Point Number** 761.7 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 89-6.3.1.4

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

**Summary of Submission** Support in Part

Amend Policy 6.3.1.4 as follows:

~~That subdivision and development proposals located within the Rural Landscape be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.~~

---

**Point Number** 761.8 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 93-6.3.1.8

**Position:** Oppose

**Summary of Submission** Delete Policy 6.3.1.8

---

**Point Number** 761.9 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 96-6.3.1.11

**Position:** Oppose

**Summary of Submission** Delete Policy 6.3.1.11.

---

**Point Number** 761.10 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2

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

**Summary of Submission** Support in Part  
Amend Objective 6.3.2 as follows:

~~Avoid a~~ **A**dvise adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development **are avoided**.

---

**Point Number** 761.11 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 100-6.3.2.2

**Position:** Oppose

**Summary of Submission** Delete Policy 6.3.2.2.

---

**Point Number** 761.12 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 101-6.3.2.3

**Position:** Oppose

**Summary of Submission** Delete Policies 6.3.2.3 and 6.3.2.4 and add a new policy as follows:

**Ensure incremental subdivision and development in the rural zones and sprawl along roads does not degrade landscape character or visual amenity values, including as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.**

---

**Point Number** 761.13 **Provision:** 81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 102-6.3.2.4

**Position:** Oppose

**Summary of Submission**

Delete Policies 6.3.2.3 and 6.3.2.4 and add a new policy as follows:

**Ensure incremental subdivision and development in the rural zones and sprawl along roads does not degrade landscape character or visual amenity values, including as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.**

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**Point Number**

761.14

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2 > 103-6.3.2.5

**Position:**

Oppose

**Summary of Submission**

Delete Policies 6.3.2.3 and 6.3.2.4 and add a new policy as follows:

**Ensure incremental subdivision and development in the rural zones and sprawl along roads does not degrade landscape character or visual amenity values, including as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.**

---

**Point Number**

761.15

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 112-6.3.5  
Objective 5

**Position:**

Oppose

**Summary of Submission**

Amend Objective 6.3.5 as follows:

~~Ensure s~~ubdivision and development does not degrade ~~avoids or mitigates adverse effects on~~ landscape character and ~~diminish~~ visual amenity values of the Rural Landscapes (RLC).

---

**Point Number**

761.16

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 112-6.3.5  
Objective 5 > 113-6.3.5.1

**Position:**

Oppose

**Summary of Submission**

Amend Policy 6.3.5.1 as follows:

Allow subdivision and development only where it **avoids or mitigates adverse effects on** ~~will not degrade~~ landscape quality or character, or ~~diminish the~~ visual amenity values identified for any Rural Landscape.

---

**Point Number**

761.17

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 112-6.3.5  
Objective 5 > 114-6.3.5.2

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in Part

Amend Policy 6.3.5.2 as follows:

Avoid adverse effects from subdivision and development **on Rural Landscapes** that are:

- Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and
- Visible from public roads.

---

**Point Number**

761.18

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7 Objective 7

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in Part

Amend Objective 6.3.7 as follows:

~~Recognise and protect~~ Indigenous biodiversity where it contributes to the visual quality and distinctiveness of the District's landscapes, **shall be recognised and protected.**

---

**Submitter Number:**

766

**Submitter:**

Queenstown Wharves GP Limited

**Contact Name:**

Jenny Carter

**Email:**

j.carter@remarkablespark.com

**Address:**

PO Box 1075, Queenstown, New Zealand, 9348

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**Point Number**

766.14

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Either delete Objective 6.3.6 or amend so that it is consistent with the terminology of the Act.

6.3.6 Objective - ~~Protect, maintain or enhance the~~ Recognise and provide for the landscape quality, character and

~~visual amenity, recreational and tourist values provided by the lakes and rivers and their margins and avoid, remedy or~~

mitigate from the adverse effects of inappropriate structures and activities.

---

<b>Point Number</b>	766.15	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 119- 6.3.6 Objective 6 > 120-6.3.6.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend to read:  6.3.6.1 <del>Control</del> <u>Manage</u> the location, intensity and scale of buildings, jetties, moorings and utility structures  on the surface and margins of water bodies, <u>recognising the importance of the lakes and rivers as a</u>  <u>tourist, transport, recreational and landscape resource, and ensure these structures maintain or enhance</u>  <u>the while avoiding, remedying or mitigating effects</u> on landscape quality, character and amenity values.		

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<b>Point Number</b>	766.16	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 119- 6.3.6 Objective 6 > 121-6.3.6.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part. Amend to provide a greater level of guidance as to how they will be applied to applications for additional structures and activities within these locations, and to support the importance of providing a water based public transport system.		

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<b>Point Number</b>	766.17	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 119- 6.3.6 Objective 6 > 122-6.3.6.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part. Amend to provide a greater level of guidance as to how they will be applied to applications for additional structures and activities within these  locations, and to support the importance of providing a water based public transport system.		

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<b>Submitter Number:</b>	768	<b>Submitter:</b>	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd
<b>Contact Name:</b>	Mark Laurenson	<b>Email:</b>	m Laurenson@burtonconsultants.co.nz
<b>Address:</b>	PO Box 33-817, Takapuna, Auckland, New Zealand, 0740		



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<b>Point Number</b>	768.8	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain intent.		

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<b>Point Number</b>	768.9	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain intent.		

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<b>Point Number</b>	768.10	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain intent.		

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<b>Point Number</b>	768.11	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain intent.		

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<b>Point Number</b>	768.12	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain intent.		

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<b>Point Number</b>	768.13	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7Objective 7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain intent.		

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**Point Number** 768.14 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8

**Position:** Support

**Summary of Submission** Retain intent.

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**Point Number** 768.15 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2

**Position:** Oppose

**Summary of Submission**

Amend to clearly relate to the landscape character and amenity values of the Rural Landscapes. This could be achieved by making the following change or a change to similar intent:

6.3.2 Objective - Avoid adverse cumulative effects on landscape character and amenity values of Rural Landscapes caused by incremental subdivision and development

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**Point Number** 768.16 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 90-6.3.1.5

**Position:** Oppose

**Summary of Submission**

Delete or rewrite to focus on the actual scale of effects that are to be avoided. This could be achieved by making the following change or a change to similar intent:

6.3.1.5 Avoid urban subdivision and development in the Rural Zones, except to the extent that development having a functional need to locate within Rural zones and/or development at a scale consistent with meeting the needs of people already within the local rural environment is appropriate.

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**Submitter Number:** 773 **Submitter:** John & Jill Blennerhassett

**Contact Name:** **Email:** johnblenn@gmail.com

**Address:** PO Box 195, Wanaka, New Zealand, 9343

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<b>Point Number</b>	773.11	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The 2007 Landscape Protection designation was not requested by the public, and the land over which it was placed has no unifying landscape character.  It seems to have been the result of ingenuous and/or ingenious bureaucratic invention similar to the <i>uber</i> decision-making that apparently saw the Blennerhassett (and part of the Mills) land as 'undeveloped and available' ! Would such a manoeuvre have been tried with land owned by one of the 'locally prominent' developers ? ... we doubt it !		

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<b>Submitter Number:</b>	776	<b>Submitter:</b>	Hawthenden Limited
<b>Contact Name:</b>	Scott Edgar	<b>Email:</b>	scott@southernland.co.nz
<b>Address:</b>	PO Box 713, Wanaka, New Zealand, 9343		

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<b>Point Number</b>	776.1	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the alignment of the ONL line through Hawthenden Farm as shown on the Proposed District Plan Maps 18, 22 and 23.  Amend the ONL landscape line as submitted.		

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<b>Submitter Number:</b>	791	<b>Submitter:</b>	Tim Burdon
<b>Contact Name:</b>		<b>Email:</b>	timburdon@countrynet.co.nz
<b>Address:</b>	Mt Burke Station, Wanaka, New Zealand, 9382		

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<b>Point Number</b>	791.8	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Oppose in part: recognize the importance of landscape character and visual amenity values while providing for pastoral farming in the rural zone.		
<b>Point Number</b>	791.9	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 109-6.3.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approved.		

<b>Submitter Number:</b>	794	<b>Submitter:</b>	Lakes Land Care
<b>Contact Name:</b>	Tim Burdon	<b>Email:</b>	timburdon@countrynet.co.nz
<b>Address:</b>	Mt Burke Station, Wanaka, New Zealand, 9382		
<b>Point Number</b>	794.8	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part: recognize the importance of landscape character and visual amenity values while providing for pastoral farming in the rural zone.		
<b>Point Number</b>	794.9	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 109-6.3.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approved.		

<b>Submitter Number:</b>	798	<b>Submitter:</b>	Otago Regional Council
<b>Contact Name:</b>	Warren Hanley	<b>Email:</b>	warren.hanley@orc.govt.nz

**Address:** Private Bag 1954, Dunedin, New Zealand, 9054

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**Point Number** 798.1 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies

**Position:** Support

**Summary of Submission** The submitter supports the identification and protection of Outstanding Natural Features and Outstanding Natural Landscapes.

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**Submitter Number:** 800 **Submitter:** F M A Taylor

**Contact Name:** **Email:** adventure@riverrun.co.nz

**Address:** 86 Halliday Road, RD2, Wanaka, New Zealand, 9382

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**Point Number** 800.1 **Provision:** 81-6 Landscape

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

**Summary of Submission** The designation of Outstanding Natural Feature for the Clutha River be limited to the river and, in the case of specific areas adjacent to the river that are significant enough to need such a designation (such as Halliday Bluff), the river plus its crown reserve. The crown reserve offers protection of between 80 and 100 metres either side of the Clutha river from the Cardrona-Clutha confluence to Luggate.

The designation ONF is inappropriate as a way of describing a wider tract of land adjoining the river and/or visible from the river. The term should be limited as far as possible to the feature itself, that is the river, and the designation ONF should be sufficient to protect those areas immediately adjacent to and visible from the ONF without the need to incorporate more land within the classification ONF.

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**Submitter Number:** 805 **Submitter:** Transpower New Zealand Limited

**Contact Name:** Aileen Crow **Email:** aileen.craw@beca.com

**Address:** PO Box 5005, Dunedin, New Zealand, 9058

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**Point Number** 805.40 **Provision:** 81-6 Landscape > 83-6.2 Values

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

**Summary of Submission** Support with amendments. Amend to:

Landscapes have been categorised into three classifications within the Rural Zone. These are Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF), where their use, development and protection are a matter of national importance under Section 6 of the RMA. These landscape values need to be carefully managed and protected from inappropriate subdivision, use and development. They must also be balanced with other matters of national importance, such as the operation, maintenance, upgrading and development of the National Grid. The Rural Landscapes Classification (RLC) makes up the remaining Rural Zoned land and has varying types of landscape character and amenity values. Specific policy and assessment matters are provided to manage the potential effects of subdivision and development in these locations.

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**Point Number** 805.41 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3

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

**Summary of Submission** Support with amendments. Amend the policy to:

That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision and development is inappropriate in almost all locations, meaning successful applications will be exceptional cases. Infrastructure activities should be enabled and provided for where they have been historically established and need to be operated, maintained upgraded and developed in these areas. New National Grid infrastructure should seek to avoid Outstanding Natural Landscapes and Outstanding Natural Features while recognising that the infrastructure is subject to significant locational, technical or operational constraints, or that there can be no feasible practicable, alternative route, and/or that significant adverse effects can be outweighed by the overall benefits of the proposal.

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**Point Number** 805.42 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 89-6.3.1.4

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

**Summary of Submission** Support with amendments. Amend to:

That subdivision and development proposals located within the Rural Landscape be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters. Infrastructure activities should be enabled and provided for where they have been historically established and need to be operated, maintained upgraded and developed in these areas. New National Grid infrastructure should seek to avoid Outstanding Natural Landscapes and Outstanding Natural Features while recognising that the infrastructure is subject to significant locational, technical or operational constraints, or that there can be no feasible practicable, alternative route, and/or that significant adverse effects can be outweighed by the overall benefits of the proposal.

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<b>Point Number</b>	805.43	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3 > 105-6.3.3.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments. Amend to:  Avoid <u>inappropriate</u> subdivision and development on Outstanding Natural Features to protect, maintain or enhance Outstanding Natural Features.		
<b>Point Number</b>	805.44	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 108-6.3.4.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments. Amend to:  Avoid <u>inappropriate</u> subdivision and development that would degrade the important qualities of the landscape character and amenity, particularly where there is no or little capacity to absorb change.		
<b>Point Number</b>	805.45	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part. Amend policy to:  Avoid adverse effects from subdivision and development ( <u>other than regionally significant infrastructure</u> ) that are: <ul style="list-style-type: none"> <li>• Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and</li> <li>• Visible from public roads.</li> </ul>		

<b>Submitter Number:</b>	806	<b>Submitter:</b>	Queenstown Park Limited
<b>Contact Name:</b>	Jenny Carter	<b>Email:</b>	j.carter@remarkablespark.com
<b>Address:</b>	PO Box 1075, Queenstown, New Zealand, 9348		
<b>Point Number</b>	806.55	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Not Stated		

**Summary of Submission** a) Recognise that provision should be made for diversification of rural land for activities recognising that it is not the activity that is important, but the management of its effects. If agriculture is not an economic use of rural land then landowners should be able to diversify into other uses; and  
(b) Amendments to specific provisions as follows (see submission):

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**Point Number** 806.56 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1

**Position:** Oppose

**Summary of Submission** Oppose/delete.  
Either:  
• Delete objective 6.3.1; or  
• Amend by deleting the word 'require'. Ensuring consistency with the terminology of the Act.

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**Point Number** 806.57 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 86-6.3.1.1

**Position:** Oppose

**Summary of Submission** Delete policies 6.3.1.1 and 6.3.1.2

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**Point Number** 806.58 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 87-6.3.1.2

**Position:** Oppose

**Summary of Submission** Delete policies 6.3.1.1 and 6.3.1.2

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**Point Number** 806.59 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3

**Position:** Oppose

**Summary of Submission** Delete policies 6.3.1.3 and 6.3.1.4

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**Point Number** 806.60 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 89-6.3.1.4



**Position:** Oppose

**Summary of Submission** Delete policies 6.3.1.3 and 6.3.1.4

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**Point Number** 806.61 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 90-6.3.1.5

**Position:** Not Stated

**Summary of Submission** Either:  
• Delete; or  
• Amend as follows;  
6.3.1.5 Avoid-~~Manage~~ the extent and location of urban subdivision and development in the Rural Zones to ensure that it is located where the landscape has the ability to absorb change and adverse effects are appropriately managed.

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**Point Number** 806.62 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 91-6.3.1.6

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

**Summary of Submission** Support/amend. Amend policy 6.3.1.6:  
6.3.1.6 Enable rural lifestyle-living ~~Opportunities through applying Rural Lifestyle Zone and Rural Residential Zone plan changes~~ in areas where the landscape can accommodate change, recognising the positive effects that can be derived from rural living.

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**Point Number** 806.63 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 92-6.3.1.7

**Position:** Oppose

**Summary of Submission** Delete Policy 6.3.1.7

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**Point Number** 806.64 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 93-6.3.1.8

**Position:** Oppose

**Summary of Submission** Delete policies 6.3.1.8 and 6.3.1.9 and provide for them within the rural chapter.

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**Point Number** 806.65 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 95-6.3.1.10

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

**Summary of Submission**

Oppose/amend.

Either:

- Delete policy 6.3.1.10;
  - Amend to recognise that it is the maintenance of landscape values that contribute to the District's landscape character, not whether or not specific activities occur.
- 

**Point Number**

806.66

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 96-6.3.1.11

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Oppose/amend.

Either:

- Delete Policy 6.3.1.11; or
- Amend:

6.3.1.11 Recognise the importance of protecting the landscape character and visual amenity values of the rural landscape from inappropriate subdivision, use and development, particularly as viewed from public places

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**Point Number**

806.67

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 85-6.3.1  
Objective 1 > 97-6.3.1.12

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Oppose/amend.

Either:

- Delete Policy 6.3.1.12; or
- Amend:

6.3.1.12 Recognise and provide for the protection of Outstanding Natural Features and Landscapes ~~with particular regard to values relating to cultural and historic elements, geological features and matters of cultural and spiritual values to Tangata Whenua, including Topuni-~~ from inappropriate subdivision use and development.

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**Point Number**

806.68

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2  
Objective 2

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Oppose/amend.

Replace "avoid with "manage".

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**Point Number**

806.69

**Provision:**

81-6 Landscape > 84-6.3  
Objectives and Policies > 98-6.3.2

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

**Summary of Submission**

Support/amend.

Retain proposed policies but ensure consistency so that there is no repetition of other Chapters. Ensure consistency between provisions; these policies recognise that some residential development can occur in rural areas, and policies in other sections should support this approach.

Amend Policy 6.3.2.2 to recognise that landscapes should be able to evolve and change over time, and that a level of degradation can be accepted if on balance environmental quality is effectively managed.

**Point Number**

806.70

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3 > 105-6.3.3.1

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Oppose/amend.

Amend:

Avoid Manage subdivision and development on Outstanding Natural Features ~~that does not so that they are protected, maintained, or enhanced.~~

**Point Number**

806.71

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3 > 106-6.3.3.2

**Position:**

Oppose

**Summary of Submission**

Delete policy

**Point Number**

806.72

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend.

Protect, maintain or enhance the District's Outstanding Natural Landscapes (ONLs) ~~from inappropriate subdivision, use and development, and where possible maintain or enhance landscape values.~~

**Point Number**

806.73

**Provision:**

81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 108-6.3.4.1

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

**Summary of Submission** Oppose/amend

6.3.4.1 ~~Avoid~~ Manage the effects of inappropriate subdivision and development that would degrade the important qualities of the landscape character and amenity, particularly where there is no or little capacity to absorb change

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**Point Number** 806.74 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 109-6.3.4.2

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

**Summary of Submission** Amend.

6.3.4.2 Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and ~~accept~~ recognise the importance of that viable farming involves activities which enabling uses that may modify the landscape, providing the quality and character of the Outstanding Natural Landscape is not adversely affected.

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**Point Number** 806.75 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 110-6.3.4.3

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

**Summary of Submission** Support/amend.

Amend to further recognise that landscape values will evolve and change over time.

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**Point Number** 806.76 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 111-6.3.4.4

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

**Summary of Submission** Amend.

Either:  
• Delete; or  
• Amend as follows:  
6.3.4.4 The landscape character and amenity values of the Outstanding Natural Landscape are a significant intrinsic, economic and recreational resource, ~~such that large scale renewable electricity generation or new large scale mineral extraction development proposals including windfarm or hydro energy generation are not likely to be compatible with the Outstanding Natural Landscapes of the District.~~

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**Point Number** 806.77 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5

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

**Summary of Submission** Amend.

Objective 6.3.5 - ~~Ensure~~ Manage the effects of subdivision and development ~~does not degrade-on~~ landscape character and ~~diminish~~ visual amenity values of the Rural Landscapes (RLC), while recognising the benefits associated with development.

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**Point Number** 806.78 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 113-6.3.5.1

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

**Summary of Submission** Amend.

Either:

- Delete Policy 6.3.5.1;
- Amend to read:  
6.3.5.1 Allow subdivision and development ~~only~~ where it will not significantly affect ~~degrade~~ landscape quality or character, or ~~diminish~~ significantly reduce the visual amenity values identified for any Rural Landscape.

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**Point Number** 806.79 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2

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

**Summary of Submission** Oppose/amend

Either:

- Delete Policy 6.3.5.2; or
- Amend to read:  
6.3.5.2 Avoid, remedy or mitigate adverse effects from inappropriate subdivision, use and development that are:
  - Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and
  - Visible from public roads

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**Point Number** 806.80 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 115-6.3.5.3

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

**Summary of Submission** Oppose/amend.

Either:

- Delete; or
- Amend:  
6.3.5.3 ~~Avoid~~-Enable planting and screening, ~~particularly along roads and boundaries, which would degrade openness where it an important part of~~ contributes to the landscape quality or character, recognising that it is important for shelter and shade and can enhance landscape and ecological values

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<b>Point Number</b>	806.81	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112- 6.3.5 Objective 5 > 116-6.3.5.4
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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<b>Summary of Submission</b>	Support/amend.  Retain Policy 6.3.5.4
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<b>Point Number</b>	806.82	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112- 6.3.5 Objective 5 > 117-6.3.5.5
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Retain Policy 6.3.5.5, however consider whether, given its directive nature, it is better located within the rural chapter.
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<b>Point Number</b>	806.83	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112- 6.3.5 Objective 5 > 118-6.3.5.6
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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<b>Summary of Submission</b>	Oppose/amend.  Either: • Delete Policy 6.3.5.6; or • Amend as follows: 6.3.5.6 Have regard to the adverse effects from subdivision and development on the <u>open-landscape character where it is open at present and recognise that landscape character will evolve and change over time, in many cases these changes are appropriate and can add to the amenity, ecological landscape values</u>
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<b>Point Number</b>	806.84	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 119- 6.3.6 Objective 6
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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<b>Summary of Submission</b>	Oppose/amend.  Either: • Delete Objective 6.3.6; or • Amend: 6.3.6 Objective - <u>Protect, maintain or enhance the Recognise and provide for the landscape quality, character and visual amenity, commercial, recreational and tourist values provided by the lakes and rivers and their margins and avoid, remedy or mitigate from the adverse effects of inappropriate structures and activities.</u>
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**Point Number** 806.85 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6 > 120-6.3.6.1

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

**Summary of Submission** Amend.

6.3.6.1 ~~Control~~ Manage the location, intensity and scale of buildings, jetties, moorings and utility structures on the surface and margins of water bodies, recognising the importance of the lakes and rivers as a tourist, transport, recreational and landscape resource, and ensure these structures maintain or enhance the while avoiding, remedying or mitigating effects on landscape quality, character and amenity values.

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**Point Number** 806.86 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6 > 121-6.3.6.2

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

**Summary of Submission** Amend.

Amend policies 6.3.6.2 and 6.3.6.3:

- To provide a greater level of guidance as to their operations for applications for additional structures and activities within these locations; and
- Amend 6.3.6.3 to provide greater clarity as to the effects on landscape values.

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**Point Number** 806.87 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6 > 122-6.3.6.3

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

**Summary of Submission** Amend.

Amend policies 6.3.6.2 and 6.3.6.3:

- To provide a greater level of guidance as to their operations for applications for additional structures and activities within these locations; and
- Amend 6.3.6.3 to provide greater clarity as to the effects on landscape values.

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**Point Number** 806.88 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7 Objective 7

**Position:** Not Stated

**Summary of Submission** Consider amendments to recognise that not only visual effects should be considered and that planting of vegetation should be supported.

Amend Policy 6.3.7.1 so as to recognise that landscape values should be able to change over time.

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**Point Number** 806.89 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7 Objective 7 > 125-6.3.7.2

**Position:** Oppose

**Summary of Submission** Delete Policy 6.3. 7 .2.

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**Point Number** 806.90 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8

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

**Summary of Submission** Support/amend.

Amend Objective 6.3.8 to:

- Acknowledge the importance of the District's landscapes, while recognising the importance of tourism activities that are undertaken within them.
- Recognise that the landscapes will change over time and this should be supported.
- Recognise the importance of gaining access to the ski areas
- Recognise the importance of providing for active use of the District's landscapes, particularly the alpine environment

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**Point Number** 806.91 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8

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

**Summary of Submission** Support/amend.

6.3.8.1 ~~Acknowledge~~ Recognise and provide for the important contribution tourism infrastructure and activities makes to the economic ~~and~~-recreational and landscape values of the District.

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**Point Number** 806.92 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 128-6.3.8.2

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

**Summary of Submission** Support/amend.

6.3.8.2 Recognise that commercial recreation and tourism related activities locating within the rural zones ~~may be~~ are appropriate where these activities enhance the appreciation of landscapes, and on the basis they would ~~protect, maintain or enhance~~ have a positive influence on landscape quality, character and visual amenity values and provision of access to the alpine environment

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<b>Point Number</b>	806.93	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 129-6.3.8.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support/amend.</p> <p>6.3.8.3 Exclude identified Ski Area Sub Zones <u>and access corridors to them</u> from the landscape categories and full assessment of the landscape provisions <del>while controlling the impact of the ski field structures and activities on the wider environment.</del> <u>recognising the importance of the ski areas and the importance of providing long term, sustainable access to them.</u></p>		
<b>Point Number</b>	806.94	<b>Provision:</b>	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend.</p> <p>Recognise that as the proposed Queenstown Park Special Zone is a special zone, not rural zone, it is exempt from the landscape categories.</p> <p>6.4.1.3 The landscape categories do not apply to the following within the Rural Zones:</p> <p>a. Ski Area Activities within the Ski Area Sub Zones</p> <p><u>b. the Remarkables Alpine Recreation Area</u></p>		
<b>Point Number</b>	806.95	<b>Provision:</b>	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 136-6.4.1.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend.</p> <p>Oppose classification of Kawarau River as an ONL.</p> <p>Seek confirmation that the ONL boundary line is at the edge of the river corridor and does not extend into either Remarkables Park or Queenstown Park.</p>		

<b>Submitter Number:</b>	807	<b>Submitter:</b>	Remarkables Park Limited
<b>Contact Name:</b>	Jenny Carter	<b>Email:</b>	j.carter@remarkablespark.com
<b>Address:</b>	PO Box 1075, Queenstown, New Zealand, 9348		

<b>Point Number</b>	807.74	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the objectives and policies enable development within ONL 's where a net environmental benefit is derived.		
<hr/>			
<b>Point Number</b>	807.75	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the objectives and policies to acknowledge that other types of activities that can locate in the rural area and that maintain the landscape character (such as tourism, commercial and recreational activities).		
<hr/>			
<b>Point Number</b>	807.76	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Move the ONL line near the RPZ to the foot of the slopes of the northern face of the Remarkables		
<hr/>			

<b>Submitter Number:</b>	809	<b>Submitter:</b>	Queenstown Lakes District Council
<b>Contact Name:</b>	Stephen Quin	<b>Email:</b>	Stephen.Quin@qldc.govt.nz
<b>Address:</b>	Private Bag 50072, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	809.3	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Change to: Recognise the importance of protecting the naturally occurring indigenous vegetation and landscape character and visual amenity values, particularly as viewed from public places.		
<hr/>			
<b>Point Number</b>	809.4	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2

**Position:** Not Stated

**Summary of Submission** Insert: 6.3.2.6 Ensure that new subdivisions and developments recognise, incorporate and where appropriate, enhance existing established protected vegetation and where practicable ensure that this activity does not adversely impact on protected vegetation.

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**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@tkkold.co.nz

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

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**Point Number** 810.29 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 97-6.3.1.12

**Position:** Not Stated

**Summary of Submission** **Amend Policy 6.3.1.12**

Recognise and provide for the protection of Outstanding Natural Features and Landscapes with particular regard to values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to ~~Tangata Whenua Manawhenua~~, including Topuni and wahi tupuna.

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**Point Number** 810.30 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6 > 120-6.3.6.1

**Position:** Not Stated

**Summary of Submission** **Amend Policy 6.3.6.1**

Control the location, intensity and scale of buildings, jetties, moorings and utility structures on the surface and margins of water bodies and ensure these structures maintain or enhance the landscape quality, character, ~~and~~ amenity, and Manawhenua values.

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**Point Number** 810.31 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 128-6.3.8.2

**Position:** Not Stated

**Summary of Submission**

**Amend Policy 6.3.8.2**

Recognise that commercial recreation and tourism related activities locating within the rural zones may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character, ~~and~~ visual amenity, and Manawhenua values.

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**Submitter Number:** 813 **Submitter:** Milstead Trust trustees

**Contact Name:** John and Rosemary Tylden **Email:**

**Address:** 239 Dixon Road, R D 2, Hamilton , New Zealand, 3282

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**Point Number** 813.1 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission** The proposed planning maps (Map 30) are amended to reflect the boundary between the Landscape Categories as depicted by the "Correct ONF Line" shown on the plan attached to the submission.

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**Submitter Number:** 820 **Submitter:** Jeremy Bell Investments

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

**Address:** PO Box 2514, Queenstown, New Zealand, 9349

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**Point Number** 820.14 **Provision:** 81-6 Landscape

**Position:** Not Stated

**Summary of Submission** That the land identified as 'no build' within Appendix 1 - Proposed Rural Lifestyle Plan, Criffel Station Wanaka, be adopted within Planning map 18 and 11 where relevant for the purposes of landscape protection.

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following areas within the Rural Zones:

[(a) (e)]'

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<b>Point Number</b>	836.20	<b>Provision:</b>	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rule 6.4.1.2 Issue: <p>(a) Rule 6.4.1.2 is awkwardly worded, and arguably inconsistent. It also refers to the Strategic Directions Chapter 3 which is unnecessary because Chapter 3 obviously informs the entire District Plan.</p> <p>Relief Requested:</p> <p>(b) Reword Rule 6.4.1.2 and the beginning of Rule 6.4.1.3 as follows:</p> <p><del>"6.4.1.2 The landscape categories apply only to the Rural Zone. The Landscape Chapter 6 and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue, except where specified in Rule 6.4.1.3.</del> 6.4.1.3 The landscape categories <u>apply only to the Rural Zones, but</u> do not apply to the following <u>areas</u> within the Rural Zones:</p> <p>[(a) (e)]'</p>		

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<b>Point Number</b>	836.21	<b>Provision:</b>	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rule 6.4.1.3 Landscape Category - Ski Area Sub Zones Issue: <p>(a) The Operative District Plan excludes Ski Area Sub Zones from the landscape categories. Rule 6.4.1.3 carries that exemption forward but amends it to read "Ski Area Activities within the Ski Area Sub Zones". This amendment effectively means that the landscape categories apply to some activities within Ski Area Sub Zones but not to other activities within Ski Area Sub Zones. That is a nonsense.</p> <p>(b) All of the other exclusions in Rule 6.4.1.3 apply to identified areas of land, not to activities. That is logical and understandable, because a landscape category applies to land, not to activities. The same should apply within the Ski Area Sub Zones.</p> <p>Relief Requested:</p> <p>(c) Amend Rule 6.4.1.3.a as follows:</p>		

