

Further Submission on the Queenstown Lakes Proposed District Plan – Stage 2

To: Queenstown Lakes District Council

Details of Submitter:

Willowridge Developments Limited
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This is a further submission in response to a number of submissions made on Stage 2 of the Queenstown Lakes Proposed District Plan. Details of submissions and whether they are supported or opposed along with the reasons for support/opposition is contained in the below schedule.

The submitter wishes to be heard in its submission.

The submitter is a person having an interest greater than the public interest as they are an affected landowner.

Signed on behalf of Willowridge Developments Limited:



Graeme Morris Todd/Benjamin Brett Gresson

Dated: 26 April 2018

Submission No	Submitter	Support/ Oppose	Relevant Part of Submission	Reasons for Support/Opposition	Decision Sought
2448.9	Millennium and Copthorne Hotels NZ LTD (hayley@jea.co.nz)	Support	The submission to delete policy 29.2.1.3	Policy 29.2.1.3 requires high generating traffic activities and large scale commercial activities to contribute to the development of well-connected public and active transport networks. It is unclear what type of 'contribution' is sought through this policy. High traffic generating developments already pay significant transport development contributions so any additional financial contributions should not be required.	That the submission to delete policy 29.2.1.3 is allowed.
2465.8	RCL Henley Downs (Hayley@jea.co.nz)	Support			
2466.4	Real Journeys Ltd (ben@jea.co.nz)	Support			
2492.34	Cardrona Alpine Resort Ltd (ben@jea.co.nz)	Support			
2494.38	Te Anau Developments Ltd (ben@jea.co.nz)	Support			
2552.7	Greenwood Group Ltd (Hayley@jea.co.nz)	Support			
2560.8	Jade Lake Ltd (Hayley@jea.co.nz)	Support			
2581.4	Go Orange Ltd (ben@jea.co.nz)	Support			
2590.3	LTK Holdings Ltd (Hayley@jea.co.nz)	Support			
2601.3	Well Smart Investments Group	Support			

	(Hayley@jea.co.nz)				
2538.35	Tony MacColl on behalf of NZ Transport Agency	Oppose	The submission supporting policy 29.2.1.3	Policy 29.2.1.3 requires high generating traffic activities and large scale commercial activities to contribute to the development of well-connected public and active transport networks. It is unclear what type of 'contribution' is sought through this policy. High traffic generating developments already pay significant transport development contributions so any additional financial contributions should not be required.	That the submission is disallowed.
2448.19	Millennium and Copthorne Hotels NZ LTD (hayley@jea.co.nz)	Support	The submission to delete policy 29.2.4.4	The public and active transport network and public transport stops should be planned and implemented by Council and funded through the transport development contributions paid by developers and rates paid by users of the network.	That the submission is allowed.
2465.15	RCL Henley Downs (Hayley@jea.co.nz)	Support			
2466.51	Real Journeys Ltd (ben@jea.co.nz)	Support			
2492.45	Cardrona Alpine Resort Ltd (ben@jea.co.nz)	Support			
2494.49	Te Anau Developments Ltd (ben@jea.co.nz)	Support			
2552.35	Greenwood Group Ltd (Hayley@jea.co.nz)	Support			

2560.16	Jade Lake Ltd (Hayley@jea.co.nz)	Support			
2581.51	Go Orange Ltd (ben@jea.co.nz)	Support			
2590.12	LTK Holdings Ltd (Hayley@jea.co.nz)	Support			
2601.12	Well Smart Investments Group (Hayley@jea.co.nz)	Support			
2448.22	Millennium and Copthorne Hotels NZ LTD (hayley@jea.co.nz)	Support	The submission to delete rule 29.4.10	The proposed rule will make otherwise permitted or controlled activities a discretionary activity when the effects of traffic on the roading network for permitted activities had already been assessed at the time land was zoned for such activities.	That the submission to delete the rule is allowed.
2465.19	RCL Henley Downs (Hayley@jea.co.nz)	Support		Improvements to the local road or public transport network should be funded through development contributions and rates.	
2466.58	Real Journeys Ltd (ben@jea.co.nz)	Support			
2492.34	Cardrona Alpine Resort Ltd (ben@jea.co.nz)	Support		The proposed rule will add unnecessary time, cost and uncertainty to the resource management process.	
2494.56	Te Anau Developments Ltd (ben@jea.co.nz)	Support			
2552.18	Greenwood Group Ltd (Hayley@jea.co.nz)	Support			

2560.2	Jade Lake Ltd (Hayley@jea.co.nz)	Support			
2581.58	Go Orange Ltd (ben@jea.co.nz)	Support			
2590.16	LTK Holdings Ltd (Hayley@jea.co.nz)	Support			
2601.16	Well Smart Investments Group (Hayley@jea.co.nz)	Support			
2151.9	Ministry of Education (jess.bould@beca.co.nz)	Oppose	The submission to retain rule 29.4.10	<p>The proposed rule will make otherwise permitted or controlled activities a discretionary activity when the effects of traffic on the roading network for permitted activities had already been assessed at the time land was zoned for such activities.</p> <p>Improvements to the local road or public transport network should be funded through development contributions and rates.</p> <p>The proposed rule will add unnecessary time, cost and uncertainty to the resource management process.</p>	That the submission to retain the rule is disallowed.