



**SUMMARY OF DECISIONS REQUESTED FOR
PROPOSED DISTRICT PLAN (STAGE 1) –
ERRORS AND OMISSIONS**

FURTHER SUBMISSIONS DUE FRIDAY 12 FEBRUARY 2016

Submitter Name:

**Amy Wilson-White
Brown & Company Planning Group Ltd
Ayrburn Farm Estate**

On behalf of:

Submission Number	Position	Provision Submitted On	Decision Requested
430.16	Support - with amendments	12.2.10	Requests this objective be modified to "Recognise the potential for diversification of rural activities (including farming activities) that support the sustainability of the natural and physical resources of rural areas"
430.17	Support - with amendments	21.2.10.1	Requests this objective be modified to "Encourage revenue producing activities that can support the long term sustainability of the rural areas of the district"
430.18	Support	21.2.10.2	Reason for the change is to ensure that the sustainability applies to the natural and physical resources of the rural areas and is not exclusively about the sustainability of "farming" as farming is not economically sustainable in many parts of the District
430.19	Support	21.2.10.3	Reason for the change is to ensure that the sustainability applies to the natural and physical resources of the rural areas and is not exclusively about the sustainability of "farming" as farming is not economically sustainable in many parts of the District

Submitter Name:

**Amy Wilson-White
Brown & Company Planning Group Ltd
Trojan Helmet Limited**

On behalf of:

Submission Number	Position	Provision Submitted On	Decision Requested
437.3	Other	3.2.1.4	Requests this reads "Recognise the potential for rural areas to diversity their land use beyond 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"
437.4	Support	3.2.5	
437.5	Other	3.2.5.2	Requests this reads "Recognise the landscape character and visual amenity values of the Rural Landscapes and manage the adverse effects of subdivisions, use and development on these values"
437.6	Other	3.2.5.2.1	Requests this reads "Identify the district's Rural Landscape Classification on the district plan maps"
437.7	Other	3.2.5.2.2	Requests this reads "Avoid, remedy or mitigate the adverse effects of subdivision, use and development"

within these landscapes"

437.8	Support	3.2.5.4.2	
437.9	Other	3.2.5.5	Requests this reads "Recognise that agricultural land use and other activities that rely on rural resources are fundamental to the character of our landscapes"
437.10	Other	3.2.5.5.1	Requests this reads "Give preference to farming and other activities that rely on rural resources in rural areas except where it conflicts with significant nature conservation values"
437.11	Other	3.2.5.5.2	Requests this reads "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"
437.12	Oppose	6.1	
437.13	Oppose	6.2	Opposes the goals, objectives and policies and requests the addition of "However, rural living can be enabled in certain locations if landscape character and visual amenity values are not unduly compromised" be inserted as a separate paragraph between current paragraphs 6 and 7
437.14	Oppose	6.3.1	Opposes and requests this reads "The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes that require protection from inappropriate subdivision and development and Rural Landscapes where the adverse effects of subdivision and development are appropriately managed."
437.15	Oppose	6.3.1.1	
437.16	Oppose	6.3.1.2	
437.17	Oppose	6.3.1.3	Oppose and requests this reads "That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, are inappropriate in almost all locations, meaning successful applications will be exceptional cases."
437.18	Oppose	6.3.1.4	Oppose and requests this reads "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."
437.19	Oppose	6.3.1.5	

437.20	Oppose	6.3.1.6	
437.21	Oppose	6.3.2	Opposes and requests this reads "Avoid, remedy or mitigate adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development"
437.22	Oppose	6.3.2.1	
437.23	Oppose	6.3.2.2	Opposes and requests this reads "Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be significantly or 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"
437.24	Oppose	6.3.2.3	
437.25	Oppose	6.3.2.4	
437.26	Oppose	6.3.2.5	Opposes and requests this reads "Ensure incremental changes from subdivision and development do not degrade landscape quality, or character as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks"
437.27	Oppose	6.3.4.1	Opposes and requests this reads "Avoid subdivision and development that would adversely affect the important qualities of the landscape character and amenity, particularly where there is no or little capacity to absorb change"
437.28	Oppose	6.3.4.4	Opposes and requests this reads "Have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present"
437.29	Oppose	6.3.5	Requests this reads "Ensure subdivision and development does not avoid, remedies or mitigates adverse effects on landscape character and diminish visual amenity values of the Rural Landscapes (RLC)"
437.30	Oppose	6.3.5.2	
437.31	Oppose	6.3.5.2	Opposes and requests this reads "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."

437.32	Oppose	6.3.5.3	Opposes and requests this reads "Avoid planting and screening, particularly along roads and boundaries, which would adversely affect views where such views are important to the appreciation of the landscape quality or character."
437.33	Oppose	6.3.5.4	
437.34	Oppose	6.3.5.5	
437.35	Support	6.3.8	The District's landscapes provide the opportunities for tourism and therefore must be sustained
437.36	Oppose	Chapter 21, 21.1, 21.2.1 and associated policies	Opposes and requests this reads "The purpose of the Rural zone is to enable farming activities and other activities that rely on rural resources while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource and rural amenity. A wide range of productive activities occur in the Rural Zone and because the majority of the District's distinctive landscapes comprising open spaces, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists a wide range of rural living, recreation, commercial and tourism activities and the desire for further opportunities for these activities."
437.37	Oppose	21.2.1	Opposed and requests this reads "Enable farming, other activities that require a rural location and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values"
437.38	Oppose	21.2.1.2	Opposes and requests this reads "Provide for Farm Buildings where the location, scale and colour of the buildings will not adversely affect landscape values"
437.39	Oppose	21.2.1.4	Opposes and requests this reads "Minimise dust, visual, noise and odour effects of activities on formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity."
437.40	Oppose	21.2.1.6	Avoid, mitigate, remedy or off-set adverse cumulative impacts on ecosystem services and nature conservation values."
437.41	Other	21.2.10	Requests this reads "Recognise the potential for diversification of rural activities (including farming activities) that support the sustainability of the natural physical resources of rural areas."
437.42	Other	21.2.10.1	Requests this reads "Encourage revenue producing activities that can support the long term sustainability of the rural areas of the district."

437.3	Other	3.2.1.4	Requests this reads "Recognise the potential for rural areas to diversity their land use beyond 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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437.42	Other	21.2.10.1	Requests this reads "Encourage revenue producing activities that can support the long term sustainability of the rural areas of the district."

Submitter Name:

**Scott Freeman
Southern Planning Group
Three Beaches Limited**

On behalf of:

Submission Number	Position	Provision Submitted On	Decision Requested
561.2	Oppose	9.4.10	Oppose objectives, policies and rules informing and supporting 9.4.10 - making all visitor accommodation a Restricted Discretionary activity. Rationale being S32 provides no evidence that monitoring has been inefficient or ineffective. Uncertainty will be created for development without any clear benefits. The existing controlled activity status provides good development outcomes and this status should be maintained
561.3	Oppose	9.4.12	Change to a controlled activity, subject to compliance with applicable noise standards
561.4	Oppose	9.5.7	Should be decreased to 15%
561.5	Oppose	27.4.1	Existing controlled activity status in ODP should be maintained. No evidence that the monitoring of the operative provisions and the controlled activity status for subdivisions in the High Density Residential Zone has been ineffective or inefficient. Will impose significant uncertainty and costs on development without any justifiable benefits.

Submitter Name:

**Scott Freeman
Southern Planning Group
J M Martin**

On behalf of:

Submission Number	Position	Provision Submitted On	Decision Requested
565.4	Other	27.4.1	To rezone the land located on the western side of Lake Hayes and State Highway 6 from Rural to Rural

Lifestyle Zone.

565.5 Other Planning Map 30

To rezone the land located on the western side of Lake Hayes and State Highway 6 from Rural to Rural Lifestyle Zone.

Submitter Name:

**Tony MacColl
NZ Transport Agency**

Submission Number	Position	Provision Submitted On	Decision Requested
719.170	Oppose	30.2.7	Amend 30.2.7 to read "Where practical, avoid, remedy or mitigate the adverse effects of utilities on surrounding environments, particularly those in or on land of high landscape value, and within special character areas". This is to recognise that some infrastructure has locational requirements and it is not always possible to locate infrastructure outside these areas

Submitter Name:

**Phil Page
Gallaway Cook Allan Lawyers
Jeremy Bell Investments Limited**

On behalf of:

Submission Number	Position	Provision Submitted On	Decision Requested
782.2	Oppose	Planning Maps 18 and 18a	To rezone the the 14.54 hectare area of land located on the southern side of Wanaka Airport and SH6 from Rural to a new zone called Wanaka Airport Mixed Use Zone (WAMUZ)

Submitter Name:

**Peter Hansby
Queenstown Lakes District Council**

Submission Number	Position	Provision Submitted On	Decision Requested
790.2	Oppose	Chapter 21	Rezone the land known as the Commonage Sports Reserve legally identified as Section 1 Survey Office Plan 23185 and Section 2 Survey Office Plan 433650 from Rural to Medium Density Residential and modification of the urban growth boundary.
790.3	Oppose	Planning Maps 35 & 37	Rezone the land known as the Commonage Sports Reserve legally identified as Section 1 Survey Office Plan 23185 and Section 2 Survey Office Plan 433650 from Rural to Medium Density Residential and modification of the urban growth boundary.
790.4	Oppose	Planning Maps 35 & 37	Requests the removal of Designation 171 (Recreation Reserve) known as Commonage Reserve, Queenstown Hill from the area of Section 1 Survey Office Plan 483628.
790.5	Oppose	Chapter 37	Requests the removal of Designation 171 (Recreation Reserve) known as Commonage Reserve, Queenstown

Hill from the area of Section 1 Survey Office Plan 483628.

790.6	Oppose	Planning Maps 18 and 20	Rezone Lot 2 Deposited Plan 340530 located at Ironside Drive, known as Kellys Flat, Wanaka from low density residential zone to Medium Density Residential Zone
790.7	Oppose	Chapter 7	Rezone Lot 2 Deposited Plan 340530 located at Ironside Drive, known as Kellys Flat, Wanaka from low density residential zone to Medium Density Residential Zone
790.8	Oppose	Planning Map 35	That Lot 602 Deposited Plan 306902 located on Kerry Drive, Queenstown rezoned from Rural and Low Density Residential to entirely Low Density Residential and the consequential amendment of the Urban Growth boundary Line and ONL Line to the western boundary of this site.
790.9	Oppose	Chapter 7	That Lot 602 Deposited Plan 306902 located on Kerry Drive, Queenstown rezoned from Rural and Low Density Residential to entirely Low Density Residential and the consequential amendment of the Urban Growth boundary Line and ONL Line to the western boundary of this site.
790.10	Oppose	Chapter 7	Rezone Section 35 Blk XXXI TN of Frankton located on Boyes Crescent, Frankton from Rural to low density residential zone.
790.11	Oppose	Planning Maps 31 and 33	Rezone Section 35 Blk XXXI TN of Frankton located on Boyes Crescent, Frankton from Rural to low density residential zone.
790.12	Oppose	Planning Maps 18 and 20	Requests that the Medium Density Residential Zone is confirmed on Lot 110 Deposited Plan 347413 known as Scurr Heights
790.13	Support	Chapter 8	Requests that the Medium Density Residential Zone is confirmed on Lot 110 Deposited Plan 347413 known as Scurr Heights

Submitter Name:

**Alison Devlin
Willowridge Developments**

Submission Number	Position	Provision Submitted On	Decision Requested
249.25	Oppose	Chapter 11	The Large Lot Residential boundary at Studholme Road/West Meadows Drive should be amended as per Attachment 2 of the submission.
249.26	Oppose	Chapter 15	The Neighbourhood Shopping Centre on Cardrona Valley Road is reduced in size as per Attachment 2 of

the submission.

Submitter Name:

Ailsa Cain
Te Ao Marama Inc

Submission Number	Position	Provision Submitted On	Decision Requested
817.1	Support	3.2.7, Chapter 34 , Chapter 5	<p>TAMI supports the following points in the proposed District Plan:</p> <ul style="list-style-type: none">- Goal 3.2.7 Council will act in accordance with the principles of the Treaty of Waitangi and in partnership with Ngai Tahu- Chapter 5 Tangata Whenua- Chapter 34 Wilding Exotic Trees- The national importance of Ngai Tahu's relationship with its ancestral lands, water, sites, waahi tapu, and other taonga, and protection of its customary rights.- Ngai Tahu's historical and contemporary values, associations, and the reflection of its identity in the rural and built environments.- Ongoing protection in Queenstown Lakes of those rights and interests Ngai Tahu negotiated with the Crown that are provided for in Treaty Settlement legislation and other Crown/Ngai Tahu instruments.- The Council's initial attempts to integrate the provisions of the Tangata Whenua Chapter throughout the Plan.- The promotion and retention of environmental infrastructure, including wetlands.
817.2	Other	Chapter 27, Chapter 30, Chapter 33 (33.2.19)	<p>TAMI has the following amendments for the proposed District Plan:</p> <ul style="list-style-type: none">- Implement Objective D1 Tangata whenua roles and interests, and Policy D1 of the National Policy Statement – Freshwater Management, particularly in Chapter 27 Subdivision and Development, Chapter 30 Energy and Utilities, and other District Plan chapters that have a direct impact on freshwater quality and quantity. For more information about Objective D and Policy D1 of the NPS-FM, see pages 85- 87 of the Ministry for the Environment's A Guide to the National Policy Statement for Freshwater Management 2014.- Ensure that the Ngai Tahu terminology used in Chapter 5 is consistently used throughout the Plan and in the definitions and maps.- The list of taonga species in Chapter 5 to be updated to include freshwater fish species and other land based animals.- Amend the titles of the four chapters in Part Two: Strategy to have the prefix "Strategic". The way the chapters are currently titled, and promoted by Council

during the submission phase, it seems that the only strategy chapter in the Plan is “Strategic Direction”. TAMI has been informed by Council that Chapter 5 is a strategic chapter and this information has affected TAMI’s submission and the content of the Chapters 3 and 5.

- A stronger link is to be made between Chapter 5 and Chapter 33: Indigenous Vegetation and Biodiversity; particularly, the clearance criteria in 33.2.1.9, and taonga species and related habitat, and nohoanga.

- Amend the alpine limit from 1070m to 800m. This change is in line with the change in biodiversity at 800m, significant increased risk of erosion and sedimentation, and Landcare Research’s Land Use classifications.

817.3 Other Chapter 5

Confirmation requested.

It is TAMI’s understanding from Council staff that the maps referred to in Chapter 5 will be developed over the next year and be included in the second round of proposed District Plan documents. If this is no longer the case, this change by Council has a significant impact on TAMI’s submission.

Submitter Name:

**Rob Owen
New Zealand Defence Force**

Submission Number	Position	Provision Submitted On	Decision Requested
1365.1	Support	Ch. 2 - definitions	Request to use the following definition for Temporary Military Training Activity (TMTA) "Temporary Military Training Activity means a temporary military activity undertaken for defence purposes. The term 'defence purpose' is as described in the Defence Act 1990"
1365.2	Support	35.2.3	Support as notified and ensure temporary military activities are provided for separately from temporary activities, in recognition of the difference between these two types of activities
1365.3	Support	35.2.3.1	Support as notified and ensure temporary military activities are provided for separately from temporary activities, in recognition of the difference between these two types of activities
1365.4	Support	35.2.4	Appropriate to provide for the use of temporary utilities associated with temporary activities, including TMTAs
1365.5	Support	35.2.4.1	Appropriate to provide for the use of temporary utilities associated with temporary activities, including TMTAs
1365.6	Support	35.3.2	Clarify that District Wide rules do not apply to temporary activities, including TMTAs

1365.7	Support	35.4.14	Retain permitted activity rule for TMTAs
1365.8	Support	36.1	Retain 3rd paragraph - in some instances the obligation for noise management should fall on the noise receiver
1365.9	Support	36.2.1	Retain as notified - provide for activities that create noise effects with suitable controls and managing conflicts between activities
1365.10	Support	36.2.1.1	Retain as notified - provide for activities that create noise effects with suitable controls and managing conflicts between activities
1365.11	Support	36.2.1.2	
1365.12	Support	26.3.2	Retain clarification of rules and noise standards to ensure consistent approach
1365.13	Support	26.4.4	Table 1 - Provide for TMTAs as permitted activities

Submitter Name:

**Sean Dent
Southern Planning Group
Moraine Creek Limited**

On behalf of:

Submission Number	Position	Provision Submitted On	Decision Requested
1366.1	Support	CH 7 - Low Density Residential	Rezoning on planning map 22 from Rural Lifestyle to Low Density Residential is appropriate and in keeping with existing surrounding land use patterns. All objectives, policies and guidelines promoting this rezoning are supported, including in relation to Lot 1 DP 300273.
1366.2	Support	Planning Map 22	Rezoning from Rural Lifestyle to Low Density Residential is appropriate and in keeping with existing surrounding land use patterns. All objectives, policies and guidelines promoting this rezoning are supported
1366.3	Oppose	CH 7 - Low Density Residential	Change of subdivision activity from Controlled to Discretionary opposed
1366.4	oppose	27.4.1	Oppose discretionary resource consent activity status and the related objectives policies and guidelines for 27.4.1
1366.5	oppose	27.9.1	Oppose discretionary resource consent activity status and the related objectives policies and guidelines for 27.9.1
1366.6	oppose	27.9.2	Oppose objectives policies and guidelines for 27.9.2
1366.7	Support	21.5.25	Will reduce double dipping of assessments between QLDC, DOC and LINZ. Support whole table
1366.8	Support	21.5.26	Support in full

1366.9	Support	26.5.13	Support in full
1366.1	Oppose	21.4.16	Commercial recreation activity of Heli skiing should be aligned with the helicopter landing component of the activity and be Permitted
1366.11	Oppose	7.2.1.3	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent
1366.12	Oppose	7.2.8	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent
1366.13	Oppose	7.2.8.1	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent
1366.14	Oppose	7.2.8.2	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent
1366.15	Oppose	7.4.21	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent
1366.16	Oppose	7.4.22	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that

			monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent
1366.17	Oppose	7.4.1	Oppose all policies, objectives and rules relating to VA becoming Non-Complying within the Low Density Rural Zone. Rationale being that S32 shows no evidence that monitoring has been inefficient and ineffective or ineffective therefore uncertainty will be created for development without any clear benefits. Also risk of PDP becoming operative before Stage 2 leading to landowners requiring Non-Complying Activity Consent
1366.18	oppose	9.4.10	Oppose all objectives, policies and other provisions that inform and support Rule 9.4.10. Rationale being that S32 shows no evidence that monitoring has been inefficient or ineffective.
1366.19	Oppose	9.6	Non-Notification of Applications - Restricted Discretionary Activity consents for Visitor Accommodation. If the intention is not to require notification in any circumstances, then Controlled Activity Status should be maintained
1366.20	Support in part	16.4.4	Supports the purpose of Business Mixed Use Zone but requests that subject to compliance with all Business Mixed Use Zone provisions, Visitor Accommodation be classified as a Controlled Activity (with the same matters of control as in 16.4.4)